

# VILLAGE OF CAMBRIDGE

## 2045 COMPREHENSIVE PLAN

ADOPTED | NOVEMBER 28, 2023

### VILLAGE PLAN COMMISSION:

Eric Wittwer, *Chair*  
Chuck Franklin, *Trustee*  
Tara Michalski, *Citizen Member*  
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### PREPARED BY:

This document was prepared by  
MSA Professional Services, Inc.  
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Cambridge

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# INTRODUCTION



## WHY PLAN

The purpose of this plan is to establish a shared vision for Cambridge that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

## PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of Cambridge. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

## PLAN MAINTENANCE

The plan represents the Village's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

## WELCOME TO THE VILLAGE OF CAMBRIDGE'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future to describe what the Village wants but offers policies and actions for implementation now in order to realize that long-term vision. As a broad-based plan, it sometimes relies on other more detailed plans or budget processes to determine when or how implementation will occur.

### The Plan's recommendations are intended to:

- » Create a collective vision for the future of Cambridge.
- » Establish priorities for public investment, including the Village's Capital and Operating Budgets.
- » Provide or inform policies that guide Village decision-making.
- » Align the work of Village around the issues that matter most to our residents and stakeholders.
- » Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- » Guide private development through the Future Land Use map and policies.
- » Foster partnerships with other entities to address shared goals.

### Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be approved by resolution by the Plan Commission, and adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance *must be consistent* with the comprehensive plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence local decisions. This plan should continue to be consulted to ensure that such decisions contribute to the vision established in this plan.

## OVERALL VISION

Cambridge's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan.

**2045 VISION:** "The Village of Cambridge is a unique, historic community that preserves and promotes its charming, small-town character. Arts and recreation activities are thriving and people are attracted to live, work and play here."

### Plan Organization

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction (P. 2-5)
2. Public Engagement (P. 6-7)
3. Agricultural, Natural & Cultural Resources (P. 8-11)
4. Utilities & Community Facilities (P. 12-15)
5. Intergovernmental Cooperation (P. 16-17)
6. Economic Development (P. 18-21)
7. Housing (P. 22-23)
8. Transportation (P. 24-27)
9. Land Use (P. 28-39)
10. Implementation (P. 40-41)

Each section includes issues and opportunities (identified during the process), 2023 snapshot (of existing conditions), and goals, policies and actions.

- Appendix A:** Plan Adoption & Amendments
- Appendix B:** Action Plan
- Appendix C:** Public Engagement
- Appendix D:** Maps

### Goals, Policies & Actions

The policy content of this plan is organized into Goals, Policies and Actions.

#### Goals

A goal is a general statement about a desired future outcome. Goals provide the big ideas and direction but do not indicate how they will be achieved.

#### Policies

Policies are rules of conduct to be used to achieve the goals of the plan. They are intended to guide Village decisions. Some of the policies in the plan could also be stated as actions, but have not yet been assigned to anyone to pursue action.

#### Actions

Actions are specific activities that someone within Village government should actively pursue, sometimes in coordination with non-governmental agencies. All actions are repeated in Section 10 (Implementation) with approximate deadlines and responsible parties assigned.

## CENSUS DATA

The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as “estimates” and every estimate has a certain amount of error calculated based on the number of responses in the sample.

## EXISTING PLANS REVIEWED

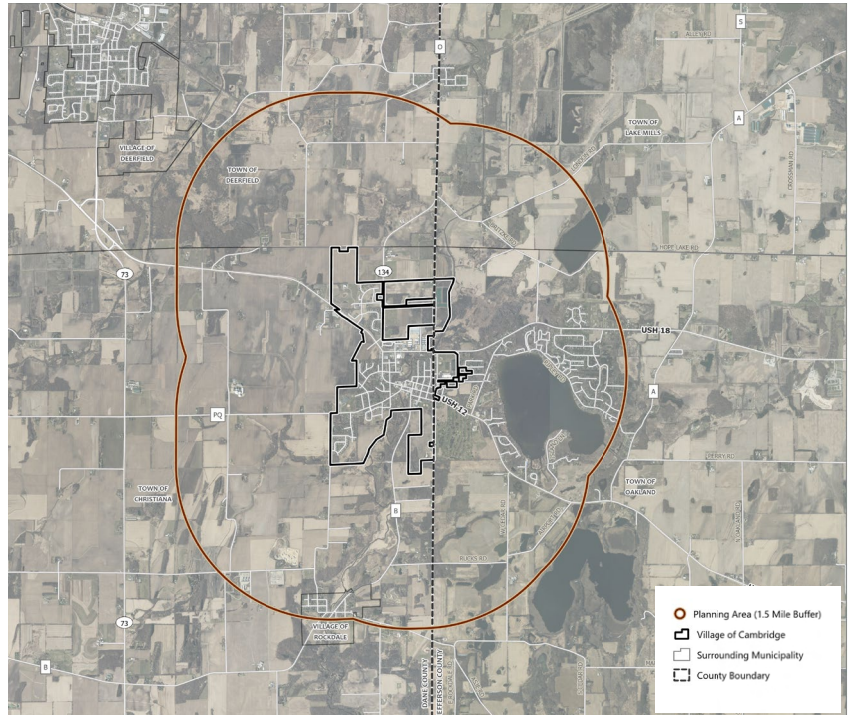
- Cambridge Smart Growth 2025 (2005)
- Cambridge Economic Development Plan (2011)
- Jefferson County 2040 Comprehensive Plan (2021)
- Jefferson County Bicycle and Pedestrian Plan (2010)
- Bicycle Transportation Plan for Madison Metropolitan Area and Dane County (2015)
- Dane County Comprehensive Plan (2012)

## Regional Context

Cambridge is a community of about 1,638 people (as of 2020) located southeast of Madison in Dane and Jefferson Counties. Known as a charming village with a

unique downtown filled with local shops and restaurants, Cambridge is a tourist destination with festivals and abundant art and recreational opportunities.

## PLANNING JURISDICTION MAP (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: WDNR Aerial (2018-2020)

## Planning Jurisdiction

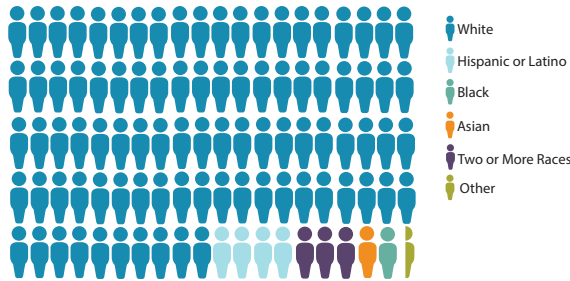
The study area for this plan includes all lands in which the Village has both a short-and long-term interest in planning and development activity.

Wisconsin state law divides municipalities into four classes relating to government administration and local governmental

power. Cambridge is a village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The Village's extraterritorial plat review jurisdiction extends into Dane and Jefferson Counties. The Village itself is approximately 1.5 square miles in size with the planning jurisdiction covering approximately 18.8 square miles.

# 2023 SNAPSHOT OVERVIEW

## RACE AND ETHNICITY



## 2020 TOTAL POPULATION

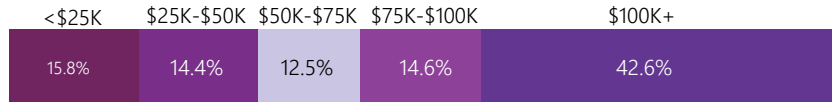
1,683

## EDUCATIONAL ATTAINMENT

Almost 7 out of 10 residents over 25 (68%) have some degree of higher education, including associate, bachelor's, or master's degrees.



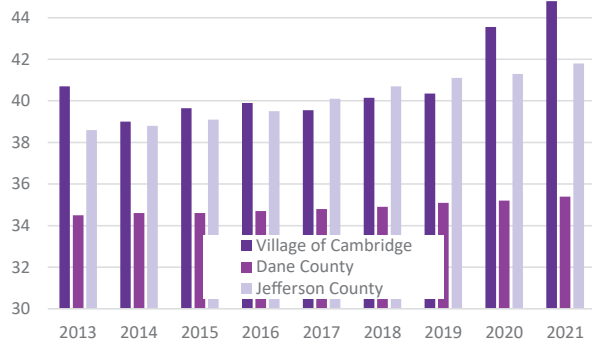
## HOUSEHOLD INCOME DISTRIBUTION



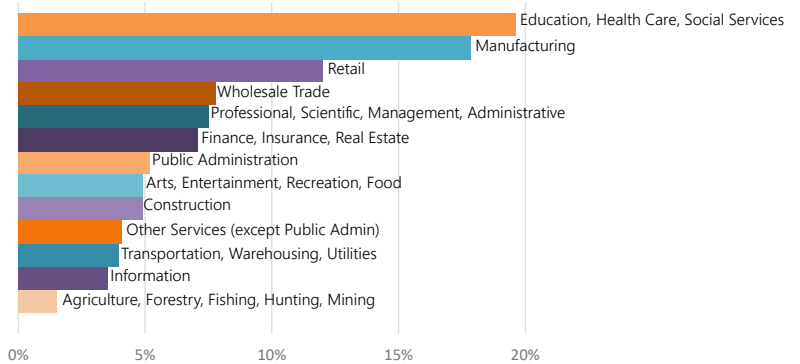
## MEDIAN AGE COMPARISON

## 2021 MEDIAN AGE

44.8



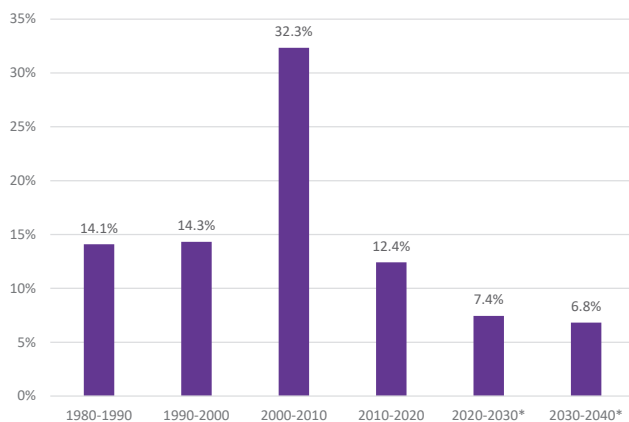
## FULL TIME OCCUPATION BY INDUSTRY



## HOUSEHOLD GROWTH AND PROJECTIONS

	Village of Cambridge		Village of Deerfield		Dane County		Jefferson County		Wisconsin	
	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH
2000	473	2.35	743	2.69	173,710	2.36	28,188	2.55	2,086,304	2.50
2010	592	2.34	781	2.62	196,383	2.36	31,442	2.55	2,279,768	2.43
2015	573	2.27	952	2.76	211,114	2.35	32,413	2.49	2,371,815	2.38
2020	674	2.43	1,034	2.47	226,600	2.33	33,349	2.44	2,491,982	2.35
2025*	736	2.33	1,071	2.52	240,920	2.25	37,843	2.38	2,600,538	2.32
2030*	780	2.33	1,133	2.50	252,479	2.23	39,666	2.35	2,697,884	2.30
2035*	815	2.30	1,184	2.47	261,392	2.21	40,825	2.33	2,764,498	2.28
2040*	847	2.27	1,226	2.46	268,335	2.20	41,522	2.31	2,790,322	2.26

## POPULATION CHANGE BY DECADE



## POPULATION GROWTH AND PROJECTIONS

	Village of Cambridge	Village of Deerfield	Dane County	Jefferson County	Wisconsin
1980	844	1,466	323,545	66,152	4,705,642
1990	963	1,617	367,085	67,783	4,891,769
2000	1,101	1,971	426,526	74,021	5,363,675
2010	1,457	2,319	488,073	83,686	5,691,047
2020	1,638	2,507	561,504	84,900	5,806,975
2025*	1,675	2,700	555,100	93,860	6,203,850
2030*	1,760	2,830	577,300	97,305	6,375,910
2035*	1,820	2,930	593,440	99,265	6,476,270
2040*	1,880	3,015	606,620	100,300	6,491,635

Sources: 2017-2021 ACS 5-Year Estimates, Decennial Census, \*DOA Population and Household Projections

# PUBLIC ENGAGEMENT

## PLAN ENGAGEMENT OVERVIEW

This plan was drafted through a collaboration among Village staff, Plan Commission, MSA consultants, and most importantly residents of the community.

## PUBLIC INCLUSION PLAN

The public inclusion plan was broken down as follows:

1. Project Kick-off | Issues & Opportunities
2. Community Survey | Collect Community Feedback
3. Policy Review | Topics and Initial Land Use Drafts
4. Full Plan Review | Review Land Use Maps and Implementation Plan
5. Public Open House | Public Comment Opportunity

See Appendix A for the Public Inclusion Plan and resolution.

## PROJECT KICK-OFF

A project kick-off meeting was held on January 9, 2023 at the Amundson Center. The discussion was about the current issues and opportunities in Cambridge that the Village hopes will be addressed by the Comprehensive Plan.

The results of the discussion included:

### ISSUES:

- Housing: Limited availability of single-family homes, housing mix and affordability concerns.
- Downtown Revitalization: Vacant buildings and their condition in the downtown area. Business Improvement District (BID), streetscaping and design guidelines needed.
- Growth Plan: Direction for commercial and housing development.
- Restaurants: Ability to sustain at least one or two in operation.
- Seniors: Ability to age in place.
- Solar farm: Impact on viewsheds, recreation and future development plans.

### OPPORTUNITIES:

- Recreation: Lake Ripley, CamRock County Park, Koshkonong River and other natural features allow residents to capitalize on by attracting visitors to the area.
- Non-profit Organizations and Public-Private Partnerships: The presence of non-profit organizations and the potential for public-private partnerships offer opportunities for collaboration on community event planning and fostering strong social bonds.
- Business Growth and Building Updates: The Economic Development Committee can assist with increasing number of businesses coming into the Village and updating existing buildings. This presents an opportunity for economic growth, job creation, and improved amenities for residents.
- Marketing Partnership: A local chamber or business association can play a vital role in fostering economic development by establishing marketing partnerships. This collaboration can promote the Village as a desirable destination for businesses, tourists, and potential investors.
- School District, Public Library, and other public utilities: A strong school system and services available to the public creates a desirable place for families to live.

## COMMUNITY SURVEY

The online community survey was active April 28, 2023, through June 5, 2023, and received 261 responses. A total of 29 questions were included in the survey with some open-ended responses. A link to the survey was provided on the Village's website and promoted through the utility bill. As compared to the community demographics, the survey respondents were generally younger, more female and mostly homeowners.

Full survey results can be found in Appendix C. Some of the major themes in survey responses included:

### Living in Cambridge

Most responses identified that they lived in Cambridge because of the small-town character and safety that the community provides. Overall, responses agreed that Cambridge has adequate job opportunity and is an affordable place to live. Downtown parking convenience, personal safety, Village parks, and safe walking and biking routes were highly rated. Respondents were not satisfied with high public utilities cost and the appearance of downtown.

### Housing

The responses show strong support for duplexes, townhomes, apartments (along highway 12), and single-family homes. There is interest in accessory dwelling units, although respondents indicate they would need more information about them.

### Employment

Survey response employment share indicates 30% work in the greater Madison area, 25% work within the Village, and almost 10% work in a nearby community. Nearly 50% of survey respondents work remotely at least once a week which aligns with the national trend of hybrid employment. Responses identify that better internet connectivity is needed to improve ability to work from home.

### Additional Investment

Park and recreation facilities, public safety and street repair are the highest priority of additional Village investment. Property improvement and development in Cambridge are favored for downtown buildings, existing homes, new ownership housing development, along with retail sites.

### Development Needs

Respondents are satisfied with the existing development in gas-station/convenience stores, pharmacy, and grocery store; however, they are dissatisfied in the availability of entertainment, drive-thru restaurants, and retail shopping mix.

## POLICY REVIEW

The Village Plan Commission met with the consultant in June, August and October to discuss draft plan policies.

## FULL PLAN REVIEW


The Plan Commission met on October 9, 2023 to review the completed draft.

The Public Open House was held on the same day to get public comment on the plan draft.

## ADOPTION

The Plan Commission met on November 13, 2023 to review the completed draft. The Commission voted to recommend adoption to the Village Board.

Village Board met on November 28, 2023 and voted to adopt the document based on the Plan Commission's recommendation.



**Village of Cambridge Community Survey**

- The Village is updating its Comprehensive Plan!

**What is a Comprehensive Plan?**  
The purpose of this plan is to determine long-term community goals and aspirations over the next 10+ years, establishing Village policies and actions related to transportation, utilities, land use, recreation, housing, and economic development.

**Why is it important to get my feedback in this survey?**  
The current Comprehensive Plan was first adopted more than a decade ago, and much has changed since then. This survey is an important opportunity for Village of Cambridge community members to contribute their thoughts and opinions related to the growth of the community. Your feedback will help shape community goals and actions within the Plan.

This survey should take roughly 10-15 minutes to complete, and your answers will remain anonymous.

**CAMBRIDGE WATER/SEWER UTILITY** RETURN SERVICE REQUESTED  
200 SPRING STREET/P.O. BOX 99 CAMBRIDGE WI 53523

PRESORTED FIRST-CLASS MAIL  
US POSTAGE PAID  
MAIL.COM

READING DATE		BILLING DATE			
PREVIOUS	PRESENT	5/03/2023			
4/03/2023	5/01/2023				
PREV.	PRES.	USAGE	DESCRIPTION	AMOUNT	
736,000	739,000	3,000	PAST DUE	138.93	
			SEWER	79.29	
			STORMWATER	2.33	
736,000	739,000	3,000	WATER	34.45	
				AMOUNT DUE	\$255.00


(608) 423-3712  
Security Code: 5884

ACCOUNT NUMBER	AMOUNT DUE
	\$255.00
DUE DATE	AFTER DUE DATE PAY
5/23/2023	\$258.11
SERVICE ADDRESS	

Scan this code for the Village of Cambridge Comprehensive Plan Community Survey. Respond during the month of May to influence growth and development decisions over the next decade.

AMOUNT DUE UNDER AMOUNT PAID

\$255.00  
BY 5/23/2023



# AG, NATURAL & CULTURAL RESOURCES

## ISSUES & OPPORTUNITIES



### Flood Risk

Increase in severe weather and flood events have the potential to impact people's homes and businesses. Current and future flood risks should be considered when making development decisions.



### Community Events

Residents value the existing local events and how they engage the larger Cambridge community.



### Reactivating Downtown

Cambridge has invested many resources in the Downtown area to make it a destination for business, home, and leisure. Future considerations should include consistent streetscaping, gateway features at the ends of the Downtown district, and design and building standards to maintain economically viable business and rental space downtown.

## AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #1

Preserve productive agricultural lands in balance with development of the Village.

### Policies

**#1-** Promote infill and redevelopment initiatives in under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas.

**#2-** Protect and preserve wetlands and streams, surface and groundwater sources and other existing natural features in the Village.

**#3-** Limit development in prime agricultural areas identified by Dane and Jefferson Counties in the planning area and apply land use policies in Farmland Preservation, Non-Farm Development and Resource Protection Corridor Overlay Areas.

### Actions

**A.** Consider existing land uses in the planning area when deciding on annexation and development decisions.

**B.** Promote infill development spaces through the Village website and local realtors.



## AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #2

### Preserve and celebrate Cultural Heritage and Arts.

#### Policies

**#4-** Welcome and encourage events that foster community interaction and visitor spending, such as parades, festivals, and annual traditions.

**#5-** Identify and protect historically significant sites, buildings, and landmarks within the Village. Establish a process for identifying cultural assets and designate them as protected areas to prevent their degradation.

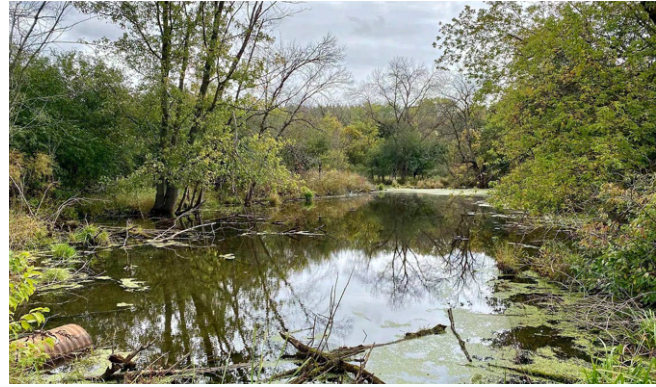
**#6-** Establish guidelines and incentives for the preservation and restoration of cultural assets to maintain their integrity and historical value. Provide resources, grants, and tax incentives to support individuals, organizations, and businesses involved in the preservation and restoration of cultural heritage sites and buildings.

#### Actions

**C.** Conduct a comprehensive architectural and historical intensive survey of significant sites, buildings, and landmarks within the Village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.

**D.** Promote the historic preservation program that outlines the role of the Historic Preservation Commission and the local historic designation process. Guidelines and standards for the preservation and restoration of cultural assets should be created. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical integrity of the assets.

**E.** Encourage local artists to contribute to public art projects that reflect the community's cultural identity. Continue to provide opportunities for artists to showcase their work in public spaces and collaborate with them to create art installations that celebrate the Village's cultural heritage.



# 2023 SNAPSHOT

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## Farmland

There are agricultural uses within the Village of Cambridge intended to provide for the continuation of general farming and related uses. There are no farmland preservation areas within the Village limits. Productive agricultural lands do exist within the Village's planning area.

## Physical Characteristics

### Geology:

The Cambridge area includes drumlins and other till surfaces and glacial stream deposits. Streamlined hills and valleys were shaped by the bed of the glacier and nearly flat outwash to hummocky sand gravel deposited by streams flowing under, in and away from ice.

### Topography:

The topography of the Village is characterized by gently rolling hills with some steeper slopes along the Koshkonong Creek and farmland.

### Minerals:

There are currently no operating mineral extraction industries within the Village of Cambridge, though there is limestone under the village and two active mines nearby in the Towns of Christiana and Oakland.

## Water Resources

### Regulation:

Water resources are regulated by the Village's Wellhead Protection, Floodplain Regulations, Shoreland-Wetland, and Erosion Control and Stormwater Management Ordinances. Other local, state, and federal laws and regulations may apply.

### Groundwater:

Cambridge has significant groundwater resources. The Cambridge Water Utility serves the Village with two (2) community wells.

### Watersheds:

Cambridge is located within the Koshkonong Creek Watershed. The Koshkonong Creek is a tributary of the Rock River, which ultimately flows into the Mississippi River. The watershed includes a large area of southern Wisconsin, with Koshkonong Creek running through several counties, including Dane County.

### Wetlands:

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps, and wet meadows. The presence of wetlands in an area can limit the type of development that can occur. Developments in wetland areas are regulated by the Wisconsin Department of Natural Resources and in some cases, the U.S. Army Corps of Engineers. Wetlands are located in several areas throughout the Village's planning area including the entire shoreline of the Koshkonong Creek through the Village and a portion along the western boundary.

## Cultural Resources

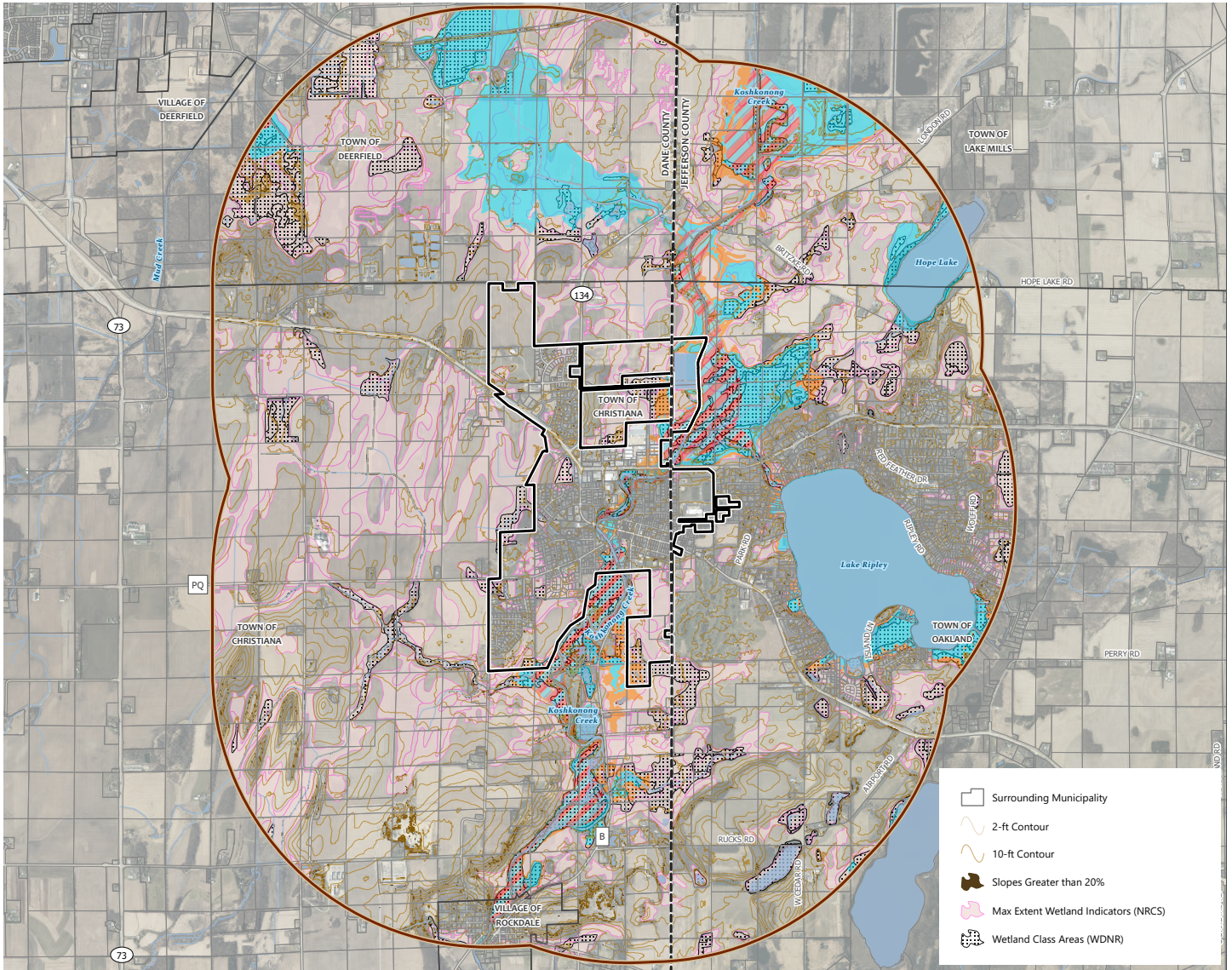
### Register of Historic Places:

There are approximately one hundred twenty-one (121) property records in the Village on the Wisconsin Architecture and History Inventory. The State and National Registry of Historic Places list includes the Cambridge Public School and High School. This includes the England Furniture/Kamstead Restaurant building built in 1890 and the Dr. Albert Amundson Residence built in 1880. Amundson was a physician and president of the Bank of Cambridge.

### Major Community Events:

- Midwest Fire Fest
- Cambridge Rib Fest
- Cambridge Harvest Festival
- Concerts in the Park
- CamRock Thursday Night Rides
- Memorial Day Parade and Celebration
- Cambridge Christmas
- Cambridge Touch-a-Truck
- Breakfast with the Easter Bunny

**DEVELOPMENT LIMITATIONS** (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Dane County LiDAR (2017), Jefferson Co LiDAR (2019), FEMA (2023), WDNR (2023), Aerial: WDNR Aerial (2018-2020)

# UTILITIES & COMMUNITY FACILITIES

## ISSUES & OPPORTUNITIES



### Stormwater Management

Runoff and watershed concerns of residents cite the increasing frequency of heavy rainfall events. With a significant portion of Village land in agriculture, bodies of water are susceptible to nutrient runoff from farm fields after large storm events. The Village should re-evaluate its stormwater management strategies, work with farmers to identify best practices, and introduce green infrastructure to reduce impact of runoff on waterways and natural areas.



### Sustainability and Renewable Energy

The Village's greatest opportunity to implement change are in its own facilities, services, and infrastructure. This can be encouraged in private buildings incrementally through zoning and other regulations that make adding solar and other green energy systems easier. While ensuring solar facilities don't inhibit development, the Village can capitalize on the large solar project happening just west of Cambridge which will generate enough energy for over 9,000 households.

## UTILITIES & COMMUNITY FACILITIES GOAL #1

**Maintain Modern, Affordable, and Reliable Public Services that Promote Health, Safety, and Welfare.**

### Policies

**# 1** - Ensure the maintenance and enhancement of utility infrastructure to meet the needs of both current and future residents and businesses. Emphasis will be placed on preserving the reliability of existing systems while also planning for necessary upgrades to accommodate future growth and expansion.

### Actions

- A.** Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.
- B.** Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.
- C.** Discourage inefficient "leap frog" development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.
- D.** Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.
- E.** Evaluate the feasibility of a lift station and second sewer main from the Village's southwest growth area by an alternate route to the wastewater treatment facility, to provide additional capacity and redundancy.
- F.** Conduct outreach and education about the quality and cost of the Village's water supply.

## UTILITIES & COMMUNITY FACILITIES GOAL #2

Enhance Community Wellbeing through Access to Excellent Community Facilities.

### Policies

**#2-** Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.

### Actions

**G.** Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings.

**H.** Enhance signage for the downtown CamRock trailhead, public parking and public restrooms.

**I.** Provide necessary resources and funding to the Cambridge Community Library to ensure it can continue offering a wide range of educational materials, programs, and services to residents, fostering lifelong learning and community enrichment.

## VOICES FROM THE COMMUNITY

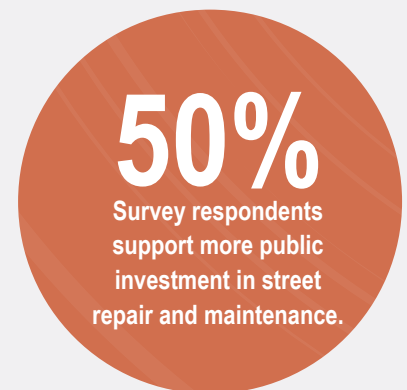
### Improved Park Spaces

The Community Survey indicated a strong desire for additional investment for park and recreation facilities in the community, with 48% of respondents indicating park and recreation improvement as a high priority for the Village. There is also strong support for improved bike and pedestrian facilities, including connections to existing parks and amenities along community trails, especially the CamRock Trail that abuts the downtown.



### Street Repair and Maintenance

Additional investment for street repair and maintenance was the top priority for Village investment need with 50% of respondents indicating support in the Community Survey. Sidewalks, road repair, lighting, bike and pedestrian infrastructure, and streetscaping all were identified as needed street improvements.



# 2023 SNAPSHOT

## Schools & Education

School District of Cambridge: Cambridge Elementary School, Nikolay Middle School, Cambridge High School, and Koshkonong Trails (grades 7-12)

## Parks/Recreation

### Parks:

CamRock County Park  
Koshkonong Creek  
Westside Park  
Cambridge Wildlife and Fishing Area  
LBK Park (in fundraising process)

### Recreation:

Cambridge CAP (Community Activities Program) is a 501c3 organization administered by the school district, and provides recreation and community programming through the Fitness Center, Youth Center and Cambridge Area Community Pool.

## Public Safety, Health & Welfare

### Police Department:

Cambridge/Deerfield Police Department contracted through Dane County Sheriff's Department.

### Fire:

Cambridge Volunteer Fire Department

### EMS:

Cambridge Area EMS (combination of professional/paid-on-call)

### Healthcare Facilities:

General Healthcare services are located at Cambridge Family Practice clinic, part of Fort HealthCare's Fort Medical Group.

### Senior Care:

A variety of senior living care options are offered through Home Again Assisted Living and Our House Senior Living.

Senior services are also provided in collaboration between the Village and McFarland Senior Outreach. Seniors can receive nutritional assistance, foot care, and transportation services.

## Utilities

### Natural Gas & Electric:

Alliant Energy maintains electric and natural gas distribution systems to the Village of Cambridge and surrounding areas as part of its nearly 1 million customers it serves in both Wisconsin and Iowa.

### Refuse/Recycling Collection:

Curbside waste and recycling collection is provided by Advanced Disposal on contract through the Village.

### Telecommunications:

Cellular and mobile service is provided to residents throughout the Village by Verizon, Sprint, T-Mobile, AT&T, and U.S. Cellular. Satellite high-speed internet can be obtained through HughesNet, Viasat, and Starlin, while traditional wired and wireless broadband internet access is available through Frontier and Spectrum.

### Water:

Water and sewer service is provided to residents through the Cambridge Water & Sewer Utility.

## Wastewater:

The Cambridge-Oakland Wastewater Treatment Facility is managed by the Cambridge-Oakland Wastewater Commission and services residents of the Village of Cambridge and Town of Oakland. Town and Country Engineering designed the Commission's WWTF upgrade in 2005 and since has assisted with upgrades and operations. Town & Country works with the Commission to ensure that the treatment plant is operating most efficiently, and has assisted the Commission with its phosphorus compliance evaluations

## Other Community Facilities

### Library:

The Cambridge Public Library is part of the South Central Library System—which allows members to search online for library materials across 50 libraries and 7 counties.

### Community Center:

Amundson Community Center serves as the home of Village Hall, the Police Department, and the Public Library.

### Cambridge Area Resource Team:

The Cambridge Area Resource Team is located at 223 Jefferson St in Cambridge. The non-profit organization identifies community resources and provides support in housing, health, employment and financial assistance for families in need.

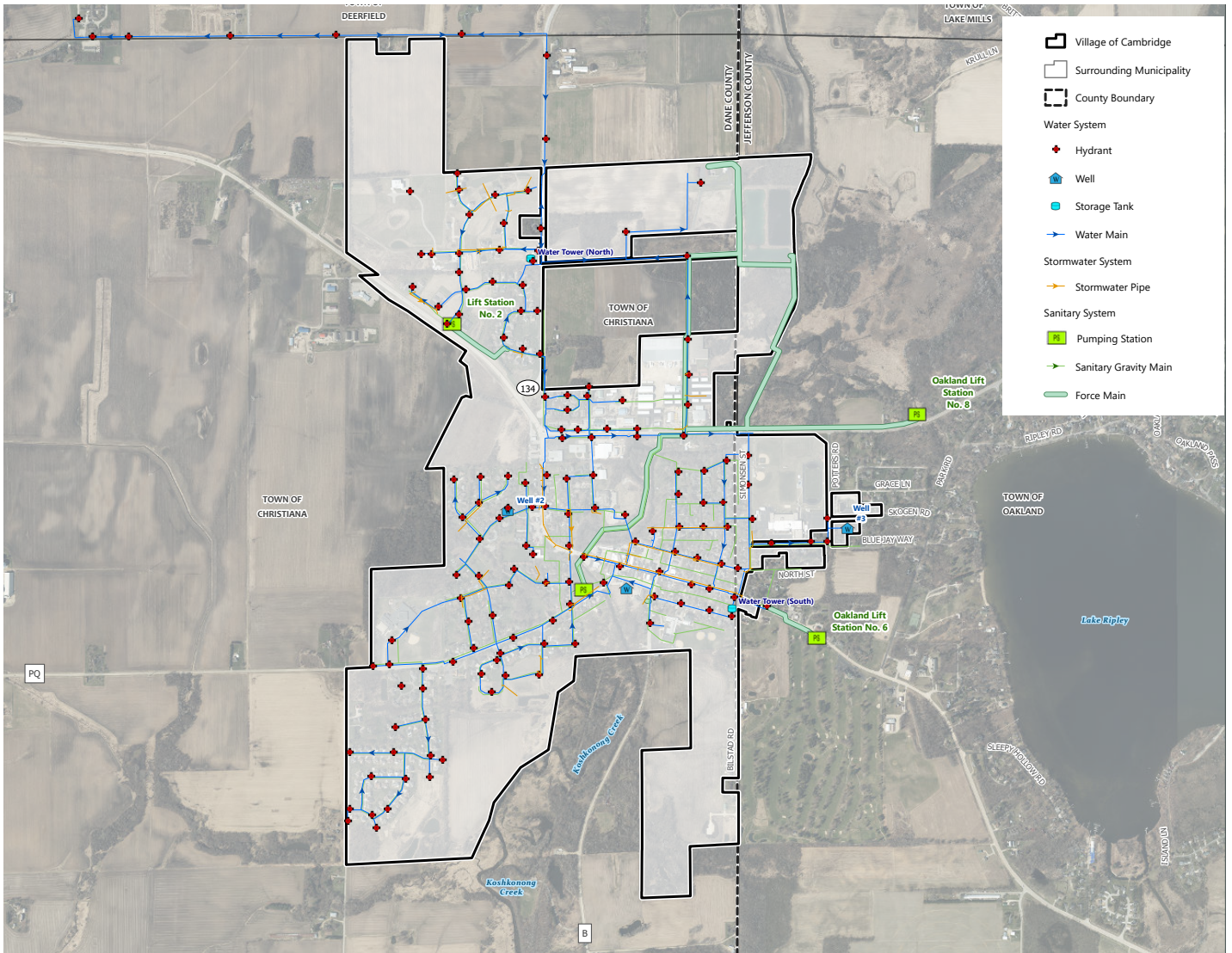
### Village Hall:

Cambridge Village Hall is located at the Upper Level of the Amundson Community Center.

### Cambridge Historic School Museum:

This former school, built in 1906 to support all grades, is now a museum of Cambridge history.

EXISTING UTILITIES (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Cambridge Utility GIS, Aerial: WDNR Aerial (2018-2020)

# INTERGOVERNMENTAL COOPERATION

## ISSUES & OPPORTUNITIES



### School Districts

The success of the Village as a desirable place to live is tied to the success and reputation of the school district, and there are many ways that the Village and the School District depend on each other and collaborate with each other to meet community needs.



### Collaborative Recreational Investments

Sharing costs for recreational spaces is essential to foster efficient resource allocation and maximize the benefits for the community. By collaborating with neighboring municipalities and entities, the Village of Cambridge can pool resources and expertise, reducing financial burdens and promoting a balanced distribution of recreational amenities.

## INTERGOVERNMENTAL COOPERATION GOAL #1

Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.

### Policies

- #1-** Enforce, abide by and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
- #2-** Work closely with the School District of Cambridge to foster communication, relationships, and knowledge about facility planning and other district activities/efforts that impact Cambridge residents.
- #3-** Work with other governmental entities (e.g. Dane County, Jefferson County, CARPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.
- #4-** Coordinate with the Town of Oakland and other stakeholders to mutually promote tourism around Lake Ripley.
- #5-** Communicate and coordinate with each of the adjacent towns to request participation in the permitting process for nonmetallic mines, to offer input on operating conditions.

### Actions

- A.** Schedule a working session with the School District, involving elected officials and key staff for both the Village and the School District, no less than annually to discuss issues of concern and opportunities for collaboration.
- B.** Village officials will meet with representatives from each adjacent jurisdiction during the annual process to update the Village's Capital Improvement Plan and to coordinate projects as appropriate.
- C.** Coordinate with all adjoining jurisdictions during outdoor recreation planning to see complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.
- D.** Pursue a cooperative agreement with the Town of Christiana to establish clarity about future land use and boundaries.
- E.** Explore cooperation with the Village of Rockdale to accept wastewater from Rockdale for treatment in Cambridge.



## 2023 SNAPSHOT

### Local Jurisdictions

- Town of Oakland
- Town of Christiana
- Town of Deerfield
- Town of Lake Mills
- Village of Rockdale

### County Jurisdictions

- Dane County
- Jefferson County

### School Districts

- School District of Cambridge

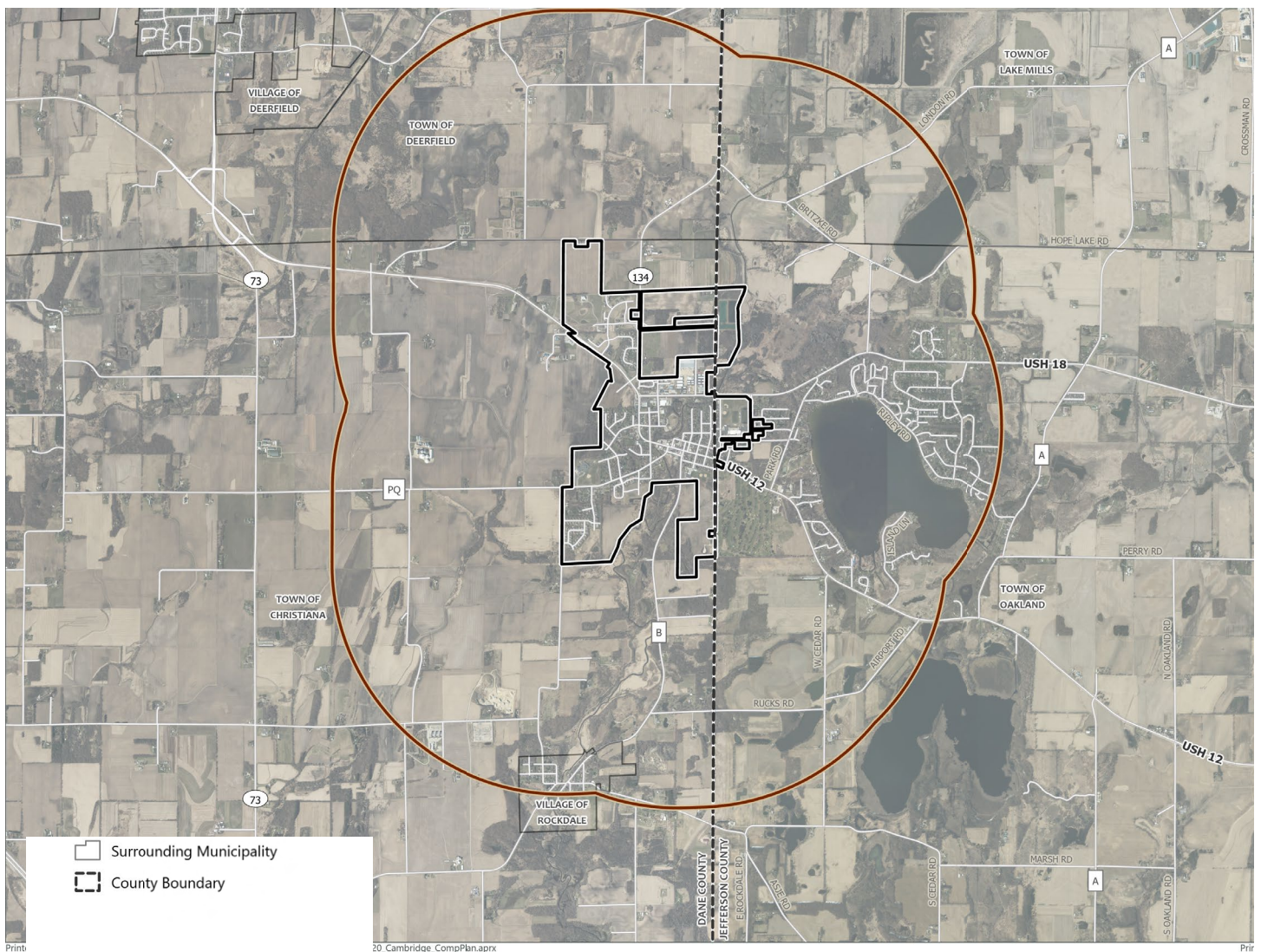
### Regional Jurisdictions

- Capital Area Regional Planning Commission (CARPC)

### Cooperative Agreements

- Town of Oakland – Village of Cambridge Cooperative Planning Agreement (expires 2026)

## VILLAGE EXTRATERRITORIAL JURISDICTION (PLANNING AREA) (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: WDNR Aerial (2018-2020)

# ECONOMIC DEVELOPMENT

## ISSUES & OPPORTUNITIES



### Support Downtown

The downtown has tremendous potential to become the community magnet, drawing people from near and far. Currently there are many vacant spaces in the downtown with aging streetscape features. More public spaces are desired that provide increased activity throughout the day and year.

## ECONOMIC DEVELOPMENT GOAL #1

Promote the Growth and Success of Businesses in Cambridge.

### Policies

- #1-** Establish a supportive business environment to include financial incentives and a streamlined approval process.
- #2-** Support proactive communication between educational institutions (local UW-Extension, tech colleges, etc) and area employers in determining and filling appropriate local skills and needs. Residents will have access to a variety of training and support resources to support employment skills and job preparedness.

### Actions

- A.** Determine if there are barriers in the process to establish a new business. Simplify and expedite the permitting and licensing processes for businesses, reducing hurdles and delays. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience.
- B.** Facilitate partnerships between local businesses and the government to leverage resources and expertise. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the Village as a whole.

### What is a living wage?

The living wage identifies the necessary income (minus payroll taxes) to cover an individual's or family's likely food, childcare, health insurance, housing, transportation and other basic necessities (e.g. clothing, personal care items, etc.). Based on MIT's Department of Urban Studies and Planning, Cambridge's 2023 annual living wages are shown below. Note that a "living wage" is just above poverty level.

**1 Adult: \$17.24**  
w/ 1 Child: \$35.16  
w/ 2 Kids: \$45.43  
w/ 3 Kids: \$61.17

**2 Adults: \$13.19**  
w/ 1 Child: \$19.32  
w/ 2 Kids: \$25.64  
w/ 3 Kids: \$30.99

Source: <https://livingwage.mit.edu>

## ECONOMIC DEVELOPMENT GOAL #2

### Maintain and Enhance the Historic Downtown Main Street.

#### Policies

**#3-** Attract new businesses and retain existing businesses that meet the needs of residents and tourists.

**#4-** Collaborate with area businesses to proactively communicate, discuss needs, and receive feedback. Use these conversations to continually refine services and resource referrals.

#### Actions

**C.** Target and market entrepreneurs who plan to start-up or expand retail or personal service businesses. Collaborate with area businesses for outreach and marketing opportunities.

**D.** Utilize the Economic Development Committee help identify local and regional funding sources and offer grants or loans in support of business investment, as feasible.

**E.** Develop a coordinated streetscape plan to enhance the aesthetic appeal of the corridor.

**F.** Explore creation of a program to promote the use of any vacant storefronts by facilitating graphic displays or pop-up, short-term small business use. Seek support from local banks and foundations for this initiative.

#### Economic Development Programs

There are many local, county, regional, and state programs available to provide incentives or financial help for attracting businesses. The most common are listed below.

#### LOCAL RESOURCES

- Industrial Revenue Bonds
- TIF Districts
- Downtown Loan Programs
- Business Improvement Districts

#### STATE/FEDERAL PROGRAMS

- WEDC
- CBDG
- Community Development Zones
- Rural Economic Development (RED) Early Planning Grant Program
- WI Development Fund (WDF)
- Transportation Facilities Economic Assistance and Development Program
- Opportunity Zones
- Focus On Energy

# 2023 SNAPSHOT

Economic development activities play a key role in the quality of life of the community and the long term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.

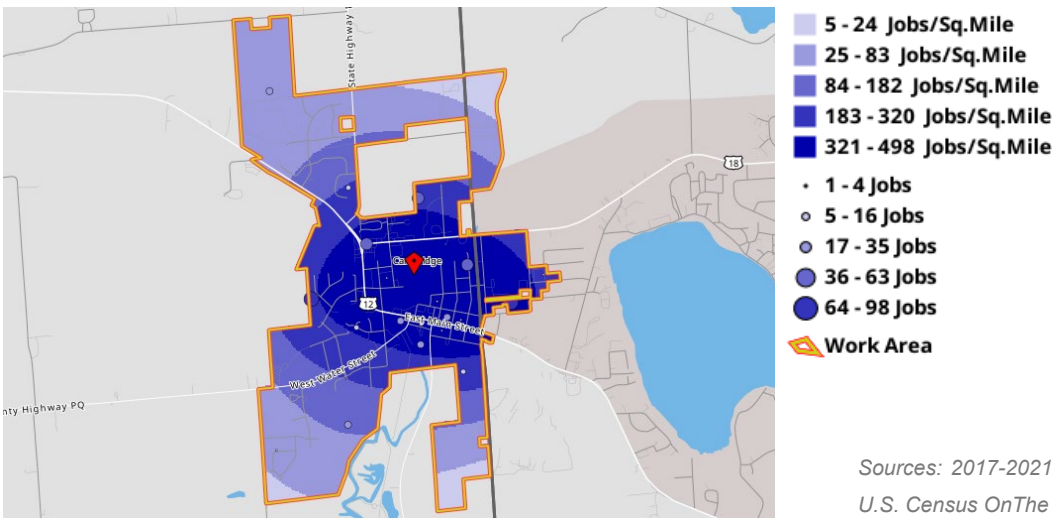
## TOP 5 GROWTH INDUSTRIES (2010-2021)

Industry	% Increase
Wholesale trade	256%
Information	44%
Agriculture, forestry, fishing and hunting, and mining	10%
Manufacturing	3%
Educational services, and health care and social assistance	1%

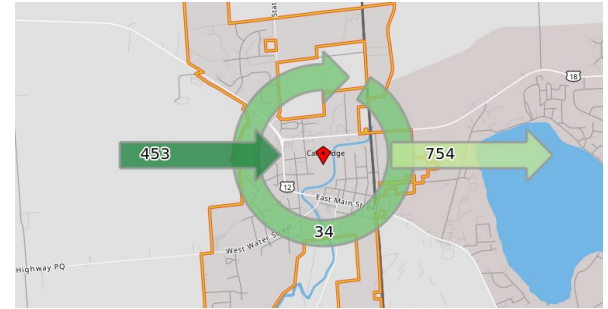
## EMPLOYMENT BY INDUSTRY

Industry	Village of Cambridge	Dane County	Jefferson County
Agriculture, forestry, fishing and hunting, and mining	2%	1%	2%
Construction	5%	5%	8%
Manufacturing	18%	9%	20%
Wholesale trade	8%	2%	3%
Retail trade	12%	9%	10%
Transportation and warehousing, and utilities	4%	3%	4%
Information	4%	3%	2%
Finance and insurance, and real estate and rental and leasing	7%	8%	5%
Professional, scientific, and management, and administrative and waste management services	8%	15%	7%
Educational services, and health care and social assistance	20%	29%	24%
Arts, entertainment, and recreation, and accommodation and food services	5%	8%	7%
Other services, except public administration	4%	4%	5%

## EMPLOYMENT DENSITY



## COMMUTING PATTERNS

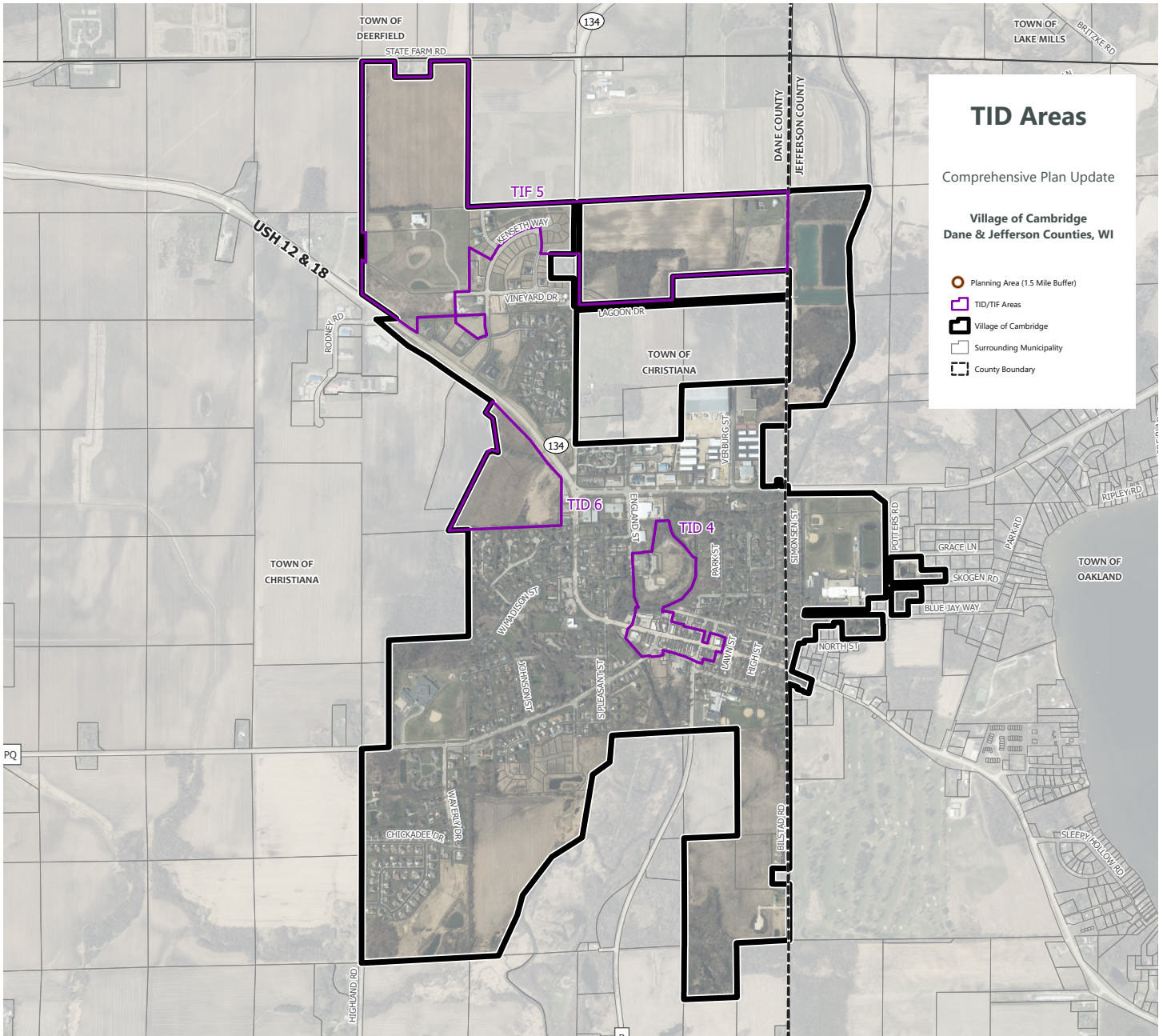


In Arrow = workers commuting into Cambridge  
 Out Arrow = residents commuting out of Cambridge  
 Circle = residents working in Cambridge

Sources: 2017-2021 ACS 5-Year Estimates, U.S. Census OnThe Map

**EXISTING TIF DISTRICTS** (see Appendix D)

The Village has three active Tax Incremental Finance (TIF) Districts that support investment in taxable improvements with funding from future tax revenues.



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: WDNR Aerial (2018-2020)

# HOUSING

## ISSUES & OPPORTUNITIES



### Home Affordability

Ensuring affordable housing options for working families is a key priority for residents in the Village. Locally about 22% of owners and 46% of renters in Cambridge pay more than 30% of the Area Median Income (which is the affordable threshold). By prioritizing policies and actions that promote affordability, such as incentivizing affordable housing developments, residents aim to preserve housing options that are within reach for working families.



### Attracting Young Adults & Families

Attracting and retaining families is important to the local economy, the community's future, and to maintain the quality of life present in Cambridge.

## HOUSING GOAL #1

**Retain and Attract Residents by Supporting a Range of Housing Options.**

### Policies

- #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.
- #2-** Foster collaboration with developers to provide housing that meets the demand and needs of the Village.
- #3-** Ensure developments are carefully designed to accommodate traffic and stormwater management.

### Actions

- A.** Review and update zoning and land use regulations to accommodate a range of housing options, including accessory dwelling units (ADU). Allow for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments.
- B.** Commission a housing study to determine future housing needs and capacity.
- C.** Collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.
- D.** Take advantage of the Affordable Housing TIF Extension option prior to closing a tax increment district (TID). This extends the life of a TID by one year and enables use of those funds to support affordable housing anywhere in the Village.

## HOUSING GOAL #2

**Maintain quality housing options as part of safe and healthy neighborhoods for all residents.**

### Policies

- #4-** Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.
- #5-** Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency.
- #6-** Infill development should respect the scale, proportion and architectural style of nearby homes to a reasonable extent. Find design solutions for larger-scale housing that improve their fit with adjacent development, such as stepped-back upper stories and variation in the facade to reduce the apparent size of the larger building. The Village should consider strategies to actively protect areas that have been locally identified as historically important.

### What is the benefit of increasing density within existing neighborhoods?

Accessory Dwelling Units (ADUs) can respectfully increase density in built environments without changing the character of the neighborhood. ADUs can be a separate cottage in side/rear yard, apartment in the basement, a space above a garage or a unit attached to the home. While financing can be difficult, ADUs allow homeowners to create an additional dwelling unit on their own property for family members, caretakers, and friends who are in need of housing. They are also commonly used by aging households to "downsize" their own housing, while maintaining ownership of the property as either an income-generating rental, or housing for family members serving as caretakers later in age.

## Actions

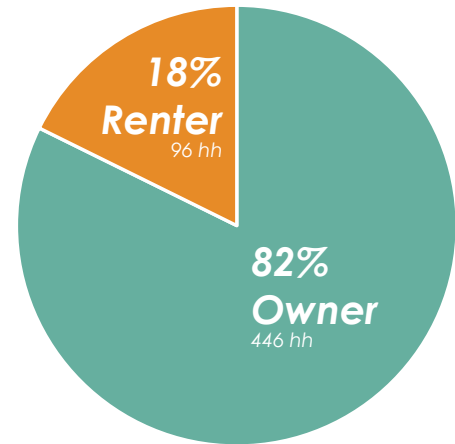
- E.** Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.
- F.** Update the Village website to promote local, neighborhood level events in support of neighborhood groups.
- G.** Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).

## 2023 SNAPSHOT

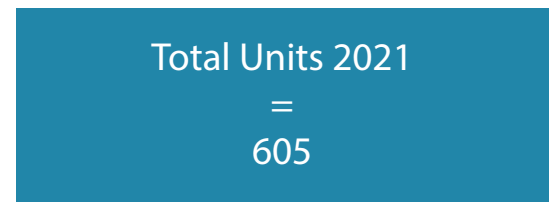
The following numbers illustrate conditions in Cambridge most relevant to the formation of housing goals and policies for the next 10 years.

- 605** - The total number of housing units as of 2021
- 67%** - The percentage of units that are single-family detached housing, compared to 52% for Dane County and 72% in Jefferson County. As costs continue to rise for new construction, these unit types may become increasingly unaffordable and households may need to look for new options in the housing market.
- 82%** - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS). This is unchanged over the past decade and indicates stability in unit occupancy types year-to-year.
- 20%** - The percentage of all units that are single attached or 2-unit attached, based on ACS surveys. Attached and two-unit building forms are becoming more common, and are important to adding gradual density in land use decisions.
- 22%** - The percentage increase in the median owner-occupied home value since the market bottom in 2012. This indicates slightly growth rate in the housing valuation market than the statewide increase of 19% over the same time period.
- 18%** - The percentage of rental units in Cambridge.
- 22%, 46%** - The percentages of owner households and renter households, respectively, that pay more than 30% of their annual income on housing costs. 30% is the generally recognized housing "affordability limit" for households before budgets are cut for other essentials - food, healthcare, childcare, etc. These can be thought of as "families that cannot afford" housing in Cambridge.

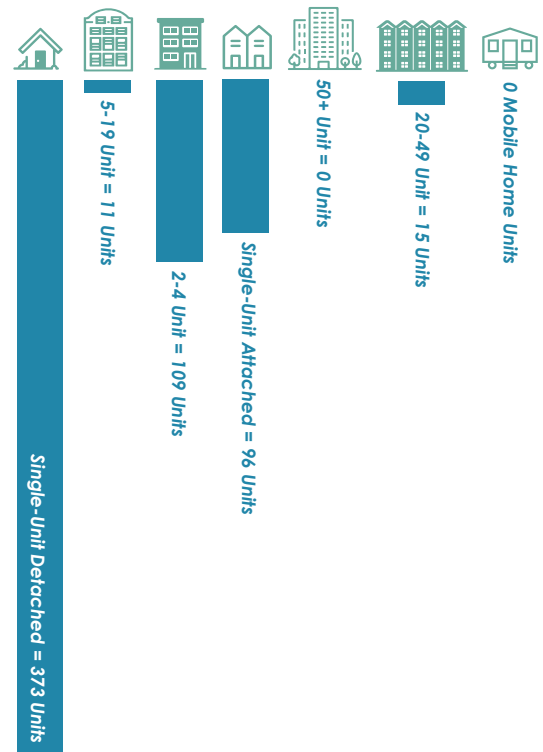
## HOUSEHOLDS, TENURE



## TOTAL NUMBER OF UNITS BY STRUCTURE, 2021



## STRUCTURE TYPES



Sources: 2017-2021 ACS 5-Year Estimates

# MOBILITY & TRANSPORTATION

## ISSUES & OPPORTUNITIES



### Bicycle & Pedestrian Facilities

The Village has pieces of a strong walking and biking network; however, there are still gaps. These facilities are a desired amenity both for recreational benefits and as an alternative to using a motor vehicle. Additionally, the Village's biking network includes very little on-street infrastructure such as marked bike lanes, route signage or bike detection at signalized intersections.



### Mobility for Seniors

Survey responses indicated that a local rideshare program would be beneficial to seniors who have reduced ability to travel with a vehicle to reach the grocery store and other amenities. Currently, McFarland Senior Outreach Services assists in providing transportation services to Village seniors for shopping and medical appointments. Expansion of the program could meet future demands of an aging population in Cambridge who would like to age in place.

## MOBILITY & TRANSPORTATION GOAL #1

**Develop and maintain a capital improvement plan to manage the Village's streets, sidewalks, and trails.**

### Policies

- #1-** Monitor the quality of sidewalk infrastructure and provide assistance to property owners for maintenance and replacement.
- #2-** Proactively monitor the quality of public surface infrastructure such as streets and any Village-owned parking areas and trails.
- #3-** Annually review the improvement plan and compare with current conditions to evaluate and prioritize upcoming projects.

### Actions

- A.** Maintain an inventory of public infrastructure and develop a regular inspection schedule.
- B.** Track and share progress of annual capital improvement projects to build public support.
- C.** Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.



## MOBILITY & TRANSPORTATION GOAL #2

Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.

### Policies

**#4-** Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.

**#5-** Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street. Additionally, consider mid-block sidewalks/multi-use trail connections for pedestrians for interior streets/cul-de-sacs.

**#6-** Collaborate with the School District of Cambridge on safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites.

### Actions

**D.** Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.

**E.** Review the Village’s off-street parking requirements periodically to assess their effectiveness in making efficient use of land for vehicle parking. When appropriate, reduce minimums and consider enacting maximums to avoid excess parking spaces.



## 2023 SNAPSHOT

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Mobility and transportation activities play a key role in the quality of life of the community and the long term viability of the Village. This mobility and transportation snapshot explores the Village's current facilities and efforts to improve daily life in the community.

### Road Network

**Regional Highway System:** Major highways located in Cambridge include US Highway 12/18, State Highway 134 and County Trunk Highway PQ and B.

**Local Roads System:** Local roads are owned and maintained by the Village of Cambridge. Many local roads have curb and gutter.

### Bicycle & Pedestrian Network

Many of the local roads have sidewalks that link neighborhoods in the Village and create connections to the downtown Main Street area. Some streets have sidewalks on one side of the street and others on both sides. There are several neighborhoods with no sidewalks.

CamRock County Park Trailhead is within the Village limits at W. Water Street and connected through Westside Park along the Koshkonong Creek.

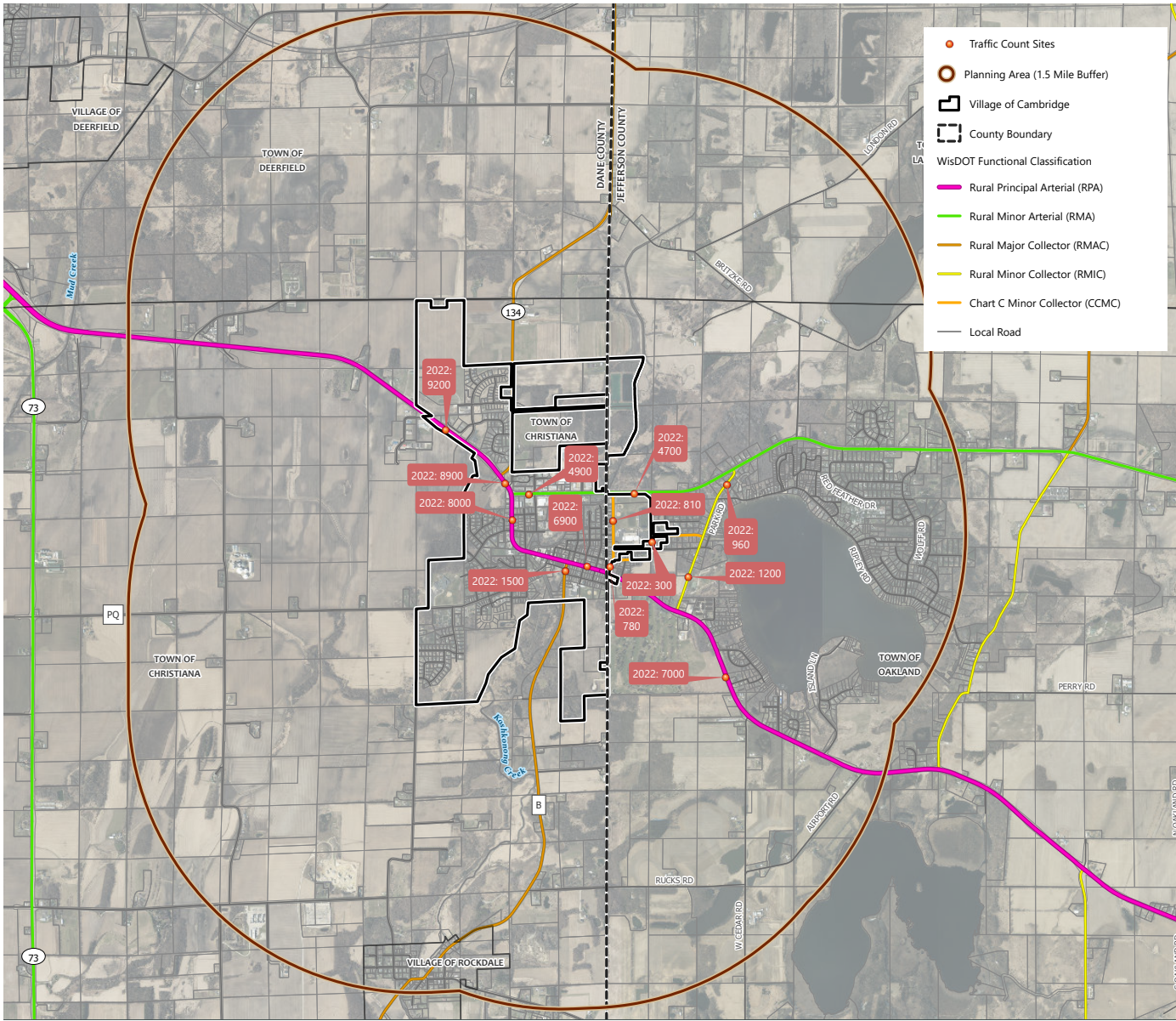
The Village is responsible for the maintenance of paved trails, including those in Westside Park, along Highway 18 west of Highway 134, and from Vineyard Drive out to State Farm Road.

### Bicycle & Pedestrian Plans

**Jefferson County Bicycle and Pedestrian Plan Update, 2010:** Plan to connect to the Glacial River Trail and Glacial Drumlin State Trail.

**Bicycle Transportation Plan for Madison Metropolitan Area and Dane County, 2015:** Plan shows a future shared-use path loop connecting through the Village of Deerfield, Village of Cambridge south to Village of Rockdale to City of Edgerton and then back west to City of Stoughton.

TRANSPORTATION FACILITIES (see Appendix D)



Sources: Dane County GIS (2022), Aerial: Dane County Aerial (2022), Wisconsin DOT GIS (2023)

# LAND USE

## ISSUES & OPPORTUNITIES



### Downtown Gateways

Gateway monuments and/or wayfinding signage are a design element that can help distinguish and identify a specific neighborhood or downtown district.



### Streetscaping

Streetscaping elements such as brick or colored concrete crosswalks, bump-outs, landscaping, lighting, outdoor patios, and angled parking can calm traffic and make the downtown core a more inviting place to visit.

## LAND USE GOAL #1

**Promote housing diversity and availability for current and future residents.**

### Policies

**#1-** Promote and facilitate the development of multi-story residential and mixed-use buildings within the downtown area.

### Actions

**A.** Encourage the development of upper-story housing units above street-level businesses, creating a mix of residential and commercial spaces that promote a vibrant and livable downtown. This approach will maximize the use of available space, increase population density, and foster a sense of community vibrancy and livability.

**B.** Review the zoning code related to housing density. Consider updating the commercial zoning district to allow for mixed-use buildings with upper-story residential, and evaluate parking needs and solutions for higher-density housing developments.

## LAND USE GOAL #2

**Encourage development through effective collaboration and efficient development review.**

### Policies

**#2-** Promote successful development and property investment by fostering collaboration with property owners and developers, facilitating streamlined processes, and providing necessary support and resources to ensure sustainable and beneficial outcomes for both the community and developers.

**#3-** Continuously improve the development review process for new land uses to ensure compliance with design standards and safety for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.

### Actions

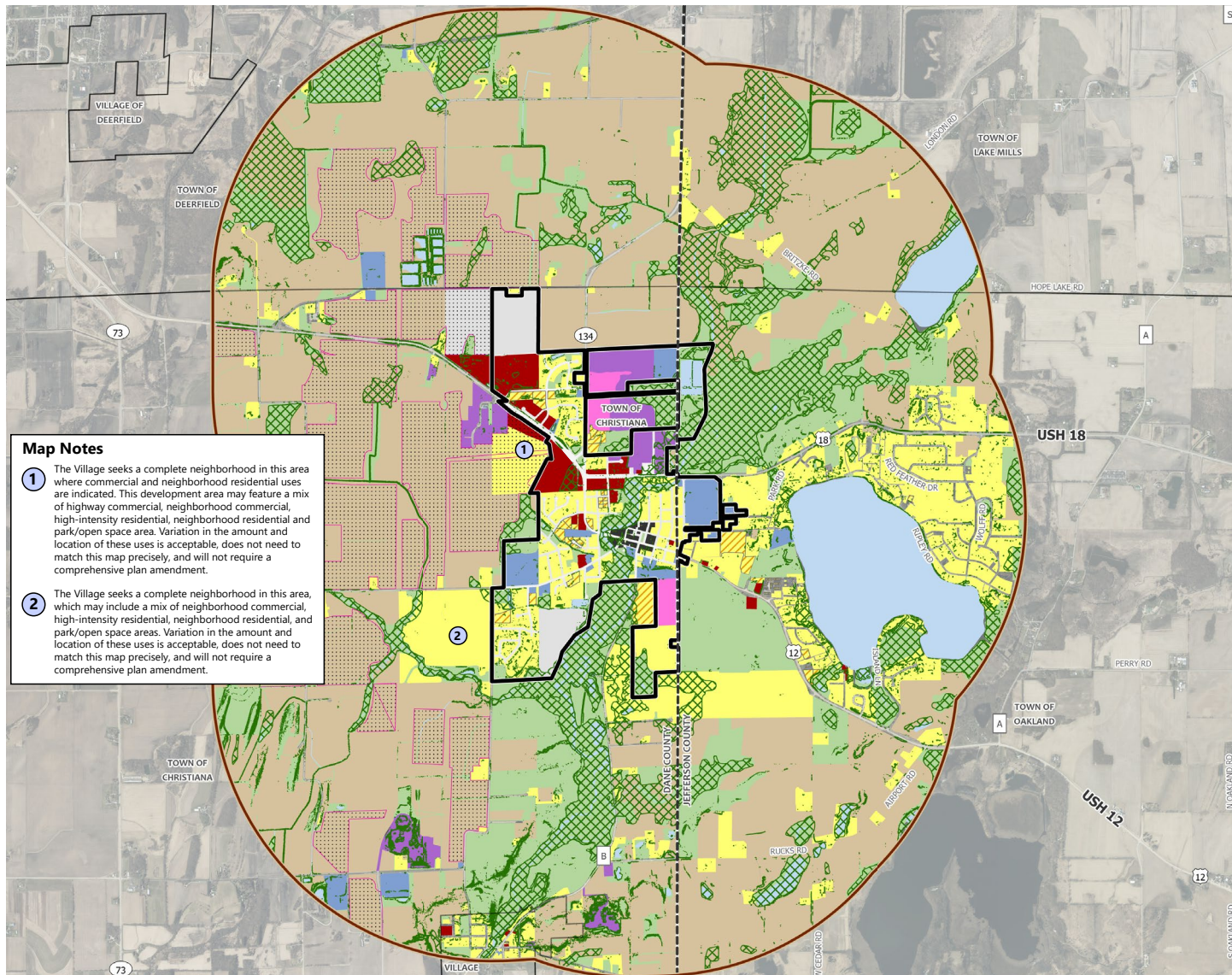
**C.** Provide up-to-date online application and guidance materials for residents and developers. Improve and update the Village website as necessary to achieve this.

**D.** Conduct regular reviews and updates of the development review process, taking into account feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.

**E.** Identify areas for improvement, such as simplifying application procedures, reducing processing timeframes, and enhancing clarity in design standards and traffic safety requirements.

**F.** Explore creative solutions to the supply of parking and solid waste collection and removal in the downtown area, especially along Spring Water Alley.

## FUTURE LAND USE MAP - PLANNING JURISDICTION (see Appendix D)



### Map Notes

- 1 The Village seeks a complete neighborhood in this area where commercial and neighborhood residential uses are indicated. This development area may feature a mix of highway commercial, neighborhood commercial, high-intensity residential, neighborhood residential and park/open space area. Variation in the amount and location of these uses is acceptable, does not need to match this map precisely, and will not require a comprehensive plan amendment.
- 2 The Village seeks a complete neighborhood in this area, which may include a mix of neighborhood commercial, high-intensity residential, neighborhood residential, and park/open space areas. Variation in the amount and location of these uses is acceptable, does not need to match this map precisely, and will not require a comprehensive plan amendment.

Sources: Dane County GIS (2023), Jefferson County GIS (2023), NRO = Wetlands, Slopes > 20%, and FEMA Flood Plain Hazard Areas, Solar Array Areas: PSC/Koshkonong Study, Aerial: WDNR Aerial (2018-2020)

## USING THE FUTURE LAND USE MAP

The Future Land Use Map contains different land use categories that together illustrate the Village’s land use vision. These categories, including explanation of the Village’s intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Cambridge and its extraterritorial jurisdiction. This map and the associated

policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.



## RECOMMENDATIONS FOR DESIGN REQUIREMENTS

### Land Use Planning

- » Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing active mobility connections.
- » Locate community facilities such as schools, churches, libraries, parks, etc. in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

### Site Design

- » Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets.
- » Use landscaping-based screening to create separation when distance alone is not possible or sufficient between land uses.
- » Design the site so that major activity areas such as building entrances, service and loading areas, and parking lots are oriented away from less intensive land uses (to the greatest extent possible).
- » Reduce the impact of parking areas with physical separation, physical barriers, and landscaping elements.

### Building Design

- » Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses—such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building (in accordance with the local design character).
- » Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings.
- » Encourage underground parking facilities when feasible to prioritize nearby land for future development.

### Lighting Design

- » Outdoor lighting of parking, storage, and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

## Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification. Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan.

The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

## Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Cambridge Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

## Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

## Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

## AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate 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. See Implementation section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

### 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. A petitioner may indicate approaches that will minimize incompatibilities between uses.

### 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. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, noise pollution or soil erosion. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

### 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. The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

### Ability to Provide Services

Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

### 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.

### 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.

## FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

### FLU Categories:

- » Neighborhood Residential (NR)
- » High-Intensity Residential Overlay (HIR)
- » Neighborhood Mixed-Use (NMU)
- » Urban Reserve (UR)
- » Downtown Mixed-Use (DMU)
- » General Commercial (GC)
- » Civic/Institutional (CI)
- » Business Park (BP)
- » Parks & Open Space (POS)
- » Rural Lands (RL)

## Neighborhood Residential (NR)

**Potentially Acceptable Zoning Districts:** Residential (R-L) through (R-M) District, Planned Unit Development (PUD)

**NR** areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities.

Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, townhome, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

The purpose of the **NR** designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms.

The following policies include design guidelines to ensure compatibility:

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 3-10 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
  - a. Accessory dwelling units should be permitted in any single-family housing district.
  - b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
    - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
    - i. In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
    - ii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.

### What is a Cottage Cluster?

This housing type provides a community-oriented option with a group of detached homes (typically smaller than the average home – 800-1,200 SF) grouped together around a common green space. Units are typically offered under condominium ownership or as rentals.



- c. Townhomes or rowhouses with up to 4 contiguous units are appropriate in any neighborhood, as follows:
  - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
  - ii. When facing a public park or permanent green space.
- d. Small multi-unit buildings with up to 4 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
  - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
  - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
  - iii. There must be off-street parking consistent with Village ordinance and on-street parking adjacent to the lot to accommodate visitors.
  - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
- e. Larger multi-unit buildings exceeding 4 units or 10 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as High-Intensity Residential (HIR) Overlay on the Future Land Use Maps, and additional policies apply.



## High-Intensity Residential Overlay (HIR)

### Potentially Acceptable Zoning Districts: Residential (R-H) District and Planned Unit Development (PUD)

**HIR** Overlay identifies properties or areas in the Neighborhood Residential future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas.

For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Neighborhood Residential (NR) as the underlying future land use classification.
2. **HIR** development in the NR areas are expected to range 10-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Compatibility Standards outlined below, or as required in the Village's zoning ordinance (should the ordinance be amended to include standards) Standards identified in the zoning ordinance shall supersede those outlined below.

### Compatibility Standards

- A. **Applicability.** These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Unit Development (PUD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.
- B. **Compatibility Standards.** All development subject to this section shall comply with the following standards:
  1. **Use Intensity.** In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
  2. **Building Height.** The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
    - a. Fifty (50) feet of a single-family or duplex lot.
    - b. Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).

3. **Bulk and Mass.** Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
  - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
  - b. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave).
4. **Architectural Features.** At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:
  - a. Porches or porticoes
  - b. Balconies
  - c. Dormers
  - d. Gables
  - e. Bay Windows
  - f. Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.
5. **Garages.** Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
6. **Parking.** Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
7. **Refuse Areas.** Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in height, shall be required. Additional landscaping around trash enclosures is encouraged.

## Neighborhood Mixed-Use (NMU)

**Potentially Acceptable Zoning Districts:** Medium Density Residential District (R-M), High Density Residential District (R-H), Central Business District (B-C), and Planned Unit Development

**NMU** areas are intended to provide a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses. Areas identified as **NMU** often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the **NMU** category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically, residential densities in NMU areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. Nonresidential development within NMU areas should be service and retail to support surrounding residential use.
3. A building footprint should not be more than 15,000 square feet, except buildings providing a community use (e.g., library). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.
4. Uses requiring heavy semi-truck deliveries or those that would generate significant traffic, odor, or noise nuisances for surrounding properties, particularly during early mornings, evenings or weekends, should be prohibited.
5. New buildings in NMU areas are expected to be one to four stories in height with a preference towards multi-story buildings.
6. Gas stations are discouraged in NMU areas. If proposed, the development shall be designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area (e.g., placing gas canopy behind the building, substantially screening parking and paved areas, etc.).
7. Buildings in NMU areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.
9. Outdoor storage of raw materials should be prohibited, and outdoor display of retail merchandise should be minimized.

## Downtown Mixed Use (DMU)

**Potentially Acceptable Zoning Districts:** Mixed-Use Business District, Central Business District (B-C) and Planned Unit Development (PUD)

The **DMU** category represents the entirety of Downtown Cambridge, and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing opportunities for increased activity and density. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically residential densities in **DMU** areas will be 25-40 units per net acre (excluding streets, parks, outlots, etc.).
2. **DMU** is best suited for densely populated residential developments, mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues).
3. Building heights may range from two-to-four-stories, except new development adjacent to lower-intensity uses along side streets shall be restricted to three-stories in height. Other architectural design considerations (e.g., greater rear setbacks, upper story rear setbacks, etc.) may be required to mitigate negative impacts to the neighboring residential areas.
4. Restrict new residential uses on the street level along Main Street and discourage on adjoining commercially zoned streets. Office users may locate on the street level; however, upper-level office use is preferred on Main Street.
5. Encourage site planning that is “pedestrian-friendly” and provides both sidewalks and interior pedestrian circulation pathways.



## General Commercial (GC)

**Potentially Acceptable Zoning Districts:** General Business District (B-G), Highway Business District (B-H) and Planned Unit Development (PUD)

**GC** areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. **GC** areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. **GC** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While **GC** areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.
  - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.



## Civic & Institutional (CI)

**Potentially Acceptable Zoning Districts:** Public District (P), *Permitted or Conditional use in most of the Village's residential and commercial zoning districts.*

**CI** areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.



## Business Park (BP)

**Potentially Acceptable Zoning Districts:** Business Park District (B-P), Highway Business District (B-H) Industrial District (I) and Planned Unit Development District (PUD)

**BP** areas provide the Village's population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

1. **BP** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. **BP** areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of heavy industrial land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping.
3. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
4. There is no limit on the size of establishments that may be constructed within a **BP** area, but all uses should be compatible with the density and scale of the surrounding development.



## Parks & Open Space (POS)

**Potentially Acceptable Zoning Districts:** Conservancy (C), Public District (P), Residential Districts (R-L through R-H); Village's natural resource protection zoning standards apply to most of these areas.

This category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as **POS**. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connection.



## Rural Lands (RL)

**RL** areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses with private, on-site septic systems.



## Urban Reserve (UR)

**UR** category are lands suitable for eventual urban development within the Village of Cambridge but are currently restricted due to a lack of utility infrastructure. Urban development in the **UR** areas should be restricted until infrastructure can effectively serve the area. Landowners requesting unsewered development approval from the Village should meet compatibility requirements with surrounding land uses and shall be reviewed based on future considerations of eventual urban development.

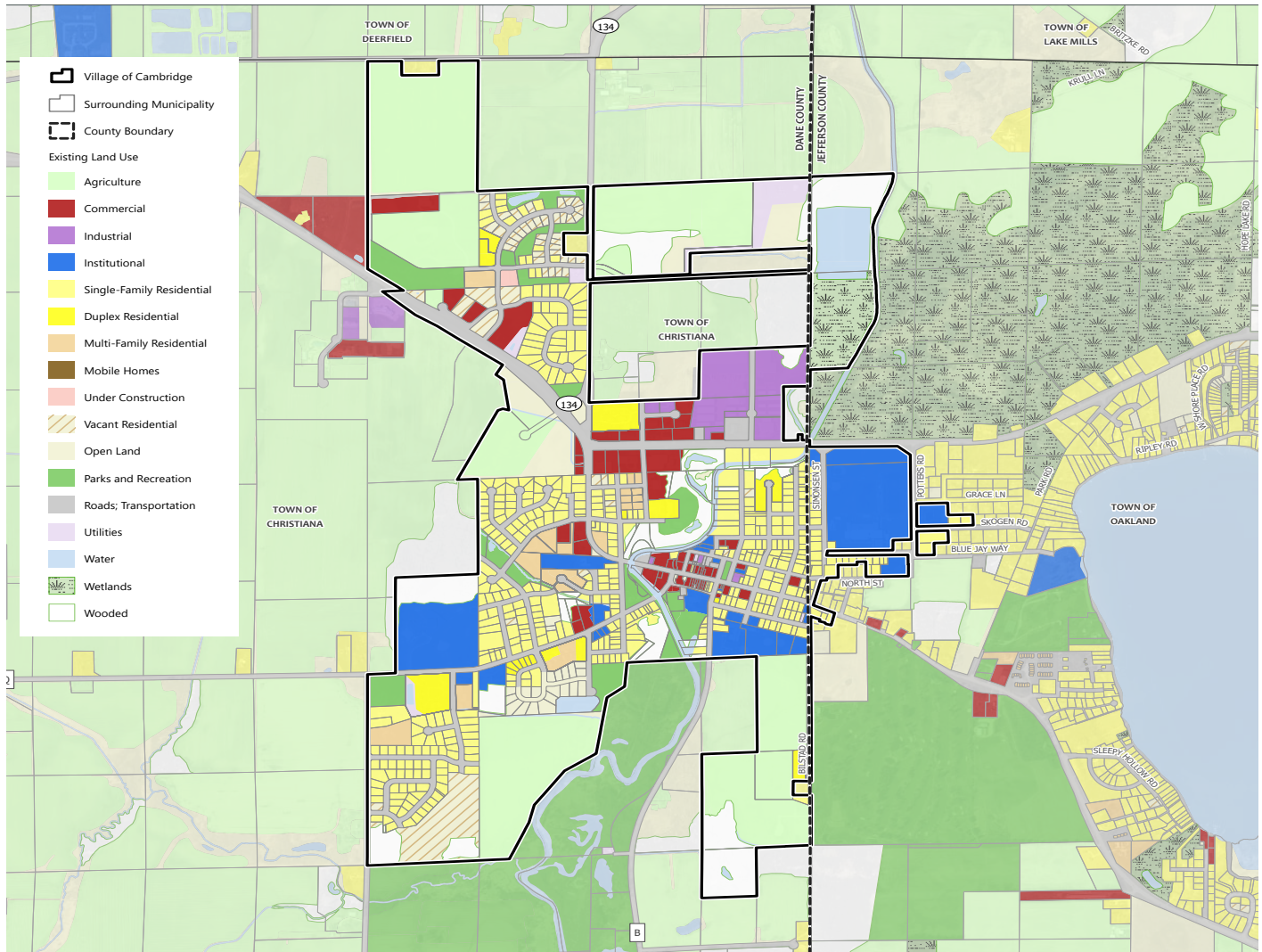
Within the **UR** Area, new development should be limited in accordance with all policies applicable to the Agriculture designation, except through ONE of the following Village processes:

1. Develop a conceptual neighborhood plan, prepared by a developer or the Village, and adopt it as an appendix to the Village's Comprehensive Plan.
2. Through extraterritorial plat review, the Village may allow unsewered development within the **UR** Area if the following standards are met:
  - a. Areas not served by public utilities should be very low residential density with a maximum of one dwelling per 35 acres.
  - b. An industrial use shall be compatible with the permitted or conditional uses under the Village's Industrial (I) Zoning District or other business districts.
  - c. The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, including adjacent agricultural or residential uses.
  - d. Non-farm development projects are designed and laid out in such a manner to not impede the orderly future development of the surrounding area, at such time when the Village identifies that area as appropriate for more intensive development. This includes use of building design and materials that will not deter or negatively impact future Village development once utilities are extended to the area (e.g., require storage unit facilities to meet similar standards and design if the development were in the Village limits).
  - e. The proposed development is in accordance with applicable intergovernmental agreements and laws, if any.

# 2023 SNAPSHOT

Land use outlines the vision for the strategic development and management of land within the community. It provides a framework to guide future land use decisions that support a thriving and sustainable village.

## EXISTING LAND USE MAP - VILLAGE LIMITS (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: DNR Aerial (2018-2020), WDNR

## Key Statistics

**242** - The *increase* in population projected between 2020 and 2040, which equates to a 14.8% increase over that time.

**35%** - The percentage of land area developed as Single Family Residential in the Village of Cambridge. This is the largest developed use type in the Village.

**43%** - The percentage of land area that undeveloped land accounts for in the Village of Cambridge. This reflects the availability of infill development opportunities.

**55** - The undeveloped acres of land in the planning jurisdiction projected to be needed for development by 2040.

Sources: 2017-2021 ACS 5-Year Estimates

EXISTING LAND USE, 2023

Land Use	Village Limits	
	Acres	Percent
Agriculture	213.87	25.9%
Commercial	40.05	4.9%
Duplex Residential	22.59	2.7%
Industrial	29.41	3.6%
Institutional	79.84	9.7%
Multi-Family Residential	19.74	2.4%
Open Land	37.38	4.5%
Parks and Recreation	44.34	5.4%
Roads	0.08	0.0%
Single-Family Residential	158.37	19.2%
Transportation	7.64	0.9%
Under Construction	1.08	0.1%
Utilities	12.86	1.6%
Vacant Residential	36.33	4.4%
Water	24.33	2.9%
Wetlands	19.14	2.3%
Wooded	78.30	9.5%
<b>TOTALS</b>	<b>825.36</b>	<b>100%</b>

\* The official area of the village is 1.47 sq. miles. There is some discrepancy due to limitations within the available parcel layers in GIS.

**What is the methodology in establishing the land use projections?**

Residential land use projections were calculated by projecting forward the current acreages and average densities for residential uses.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

PROJECTED LAND DEMAND

	2020 <i>(current)</i>	2025	2030	2035	2040	20 Yr. Change
Population	1,638	1,675	1,760	1,820	1,880	242
Residential (acres)	238.1	235.7	248.4	260.5	271.8	33.7
Commercial (acres)	40.1	39.6	41.8	43.8	45.7	5.7
Industrial (acres)	109.3	108.1	114.0	119.5	124.7	15.5

\*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

Key Findings

1. Agriculture is the largest land use category in terms of the number of acres.
2. There do not appear to be significant conflicts between land uses.
3. Based on projections of modest growth in population by 2040, there are just 55 additional acres of developable residential, commercial and industrial land projected to be needed during the life of this plan. This plan identifies much more acreage than that which could be developed, but significant increases in the projected population should trigger an update to this Comprehensive Plan.

*The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand. This plan includes additional acreage for the three major land uses in the event of better-than-anticipated growth.*

# IMPLEMENTATION

## GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with Village Board, several Village boards and commissions—including the Plan Commission, and Village Staff.

### Village Roles & Responsibilities

#### Village Board

Village Board sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each board member should know where to find this plan and should be familiar with the major goals described herein. Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

#### Plan Commission

Land use and development recommendations are a core component of this plan, and the Plan Commission has a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use. It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Plan Commission should seek public feedback before recommending amendments to the Plan.

#### Other Committees, Boards, & Commissions

All committees, boards and commissions that serve as an extension of the Village of Cambridge should treat this Plan as relevant to their activities in service to the Community, and should seek outcomes consistent with the goals and policies herein.

#### Village Staff

Key Village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » Village Administrator/Clerk/Treasurer
- » Public Works Staff

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

The Village Administrator, as lead administrative official of the Village, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

### Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than Village government. The Action Plan (see appendix B) indicates a few responsible parties that the Village of Cambridge does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following Village activities can support this effort:

- » Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the Village and the organization.
- » Take the lead role in establishing collaboration with these organizations.
- » Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.



## Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village's key implementation tools include:

### Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

### Regulatory Tools

- » Building and Housing Codes (Title 15)
- » Historic Preservation Ordinance (15.56)
- » Official Map (15.08)
- » Subdivision Ordinances (Title 16)
- » Zoning Ordinance (Title 17)
- » Site Plan Requirements (17.100.050)

### Funding Tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

## GUIDING ANNUAL DECISIONS

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### Annual Update

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting processes. To inform these annual processes, the Village Administrator will prepare and present to Plan Commission and Village Board, in the third quarter of each year, a concise Comprehensive Plan Annual Report with the following information:

- » Action items in progress or completed during the prior 12 months.  
*Celebrate success!*
- » Staff recommendations for action items to pursue during the next 12 months.

### Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in Appendix B is a resource to support decisions about how and where to invest the Village's limited resources. The Annual Report should draw from this Action Plan. Plan Commission should make formal recommendations for Board consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.