

Village of Cambridge Plan Commission

**August 25, 2025 –6:30 P.M.
Amundson Community Center, Community Room
200 Spring Street**

PUBLIC HEARING

1. Call to Order / Roll Call
2. Proof of Posting
3. Public Hearing regarding a Rezone Request and Comprehensive Plan Amendment for a portion of the following property:

NOTICE IS HEREBY GIVEN that the Plan Commission will hold a Public Hearing on Monday, August 25, 2025, at 6:30 p.m. in the Community Room, Cambridge Village Hall, 200 Spring Street, Cambridge, WI.

The hearing is to consider a request by EOE Real Estate LLC (Applicant: Jen O'Branovich) to amend the Comprehensive Plan and rezone the property at 111 Spring Street, Cambridge, WI 53523, Parcel 111/0612-121-6141-5, from Mixed Commercial to Residential to allow for a change in tenancy.

Maps and documents are available for public review at Village Hall during regular business hours.

PUBLISHED: August 14 and August 21, 2025

4. Adjournment of Public Hearing

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on July 14, 2025.
4. Public Appearances:
5. New Business: Discussion and Possible Action Regarding
 - a. CSM for 313 & 403 E Main Street
 - b. Extraterritorial CSM for Myklebust Trust in Section 8 of the Town of Oakland
 - c. Extraterritorial CSM for part of lot 4, block 2, Woodcrest of the Town of Oakland
 - d. Draft of Updated Village of Cambridge Fee Schedule
6. Unfinished Business:
7. Correspondence:
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
9. Adjournment of Meeting

Note

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

Lucy Peterson, Administrator/Treasurer/Deputy Clerk

VILLAGE OF CAMBRIDGE, WISCONSIN
NOTICE OF PUBLIC HEARING
Comprehensive Plan Amendment & Rezoning Request

NOTICE IS HEREBY GIVEN that the Plan Commission will hold a Public Hearing on Monday, August 25, 2025, at 6:30 p.m. in the Community Room, Cambridge Village Hall, 200 Spring Street, Cambridge, WI.

The hearing is to consider a request by EOE Real Estate LLC (Applicant: Jen O'Branovich) to amend the Comprehensive Plan and rezone the property at 111 Spring Street, Cambridge, WI 53523, Parcel 111/0612-121-6141-5, from Mixed Commercial to Residential to allow for a change in tenancy.

Maps and documents are available for public review at Village Hall during regular business hours.

PUBLISHED: August 14 and August 21, 2025

Village of Cambridge

Request for Zoning Change

Village of Cambridge Plan Commission:
Application for Comprehensive Plan Amendment
♦ 200 Spring St ♦ PO Box 99 ♦ 608-423-3712 ♦

Per the general provisions of the Village of Comprehensive Plan, amendments to the Plan may be requested by any resident of the Village, any person having title to land within the Village, any person having a contractual interest in land to be affected by a proposed amendment, or an agent for any of the previously mentioned persons. The person that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the plan.

Comprehensive Plan Amendment:

- Requires this form be submitted with the \$200 application fee to the Village Clerk
- Requires application be submitted at least 40 days prior to the Plan Commission Meeting for public hearing notification, staff review and agenda placement
- Requires approval of the Village of Cambridge Plan Commission
- Requires one hard copy, and one digital version of the items listed in the list below
- Requires applicant or their agent to attend Plan Commission meeting to explain & answer questions

If you have questions, please contact 608-423-3712.

Owner Name(s): EOE Real Estate LLC

Applicant Name (if different than above): Jen O Brunovich

Property Address: 111 Spring St. Cambridge WI Parcel #: 111 / 0612 - 121 - 10141 - 5

Applicant Address (if different than above): W9535 US HWY 12 Cambridge WI 53523

Applicant Phone: _____ Applicant Email: _____

Current Zoning Designation: Mixed Current Property Use: ~~Residential~~ Commercial

Current Future Land Use Designation: Residential

Proposed Future Land Use Designation: _____

1. An application submitted by a landowner to amend the Future Land Use Map shall include the following:
 - (a) A scaled drawing of the subject property;
 - (b) A legal description for each of the parcels in the subject property;
 - (c) A map of the existing land uses occurring on and around the subject property;
 - (d) A written description of the proposed change;
 - (e) A written statement outlining the reason(s) for the amendment;
 - (f) Other supporting information the applicant deems appropriate; and
 - (g) If you are an agent representing the property owner, a letter from the property owner authorizing submittal of amendment request.
2. Other Amendments. **For all other types of amendments**, the application shall include the following:
 - (a) A written description of the proposed change;
 - (b) A written statement outlining the reason(s) for the amendment; and
 - (c) Other supporting information the applicant deems appropriate.

Applicant Signature: Jen O Brunovich Date: 7/23/25

Owner Signature: EOE Real Estate LLC Date: 7/23/25

Village of Cambridge Plan Commission – Rezoning Application Form

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

	Owner/agent	Contractor
Name	EOE Real Estate LLC	(Jen O'Branovich / Courtney Sargent)
Address	W9535 US Hwy 12 Cambridge WI 53523	
Phone		

Legal Description _____ 1/4 _____ 1/4 S _____ T _____ N R _____ E Village of Cambridge

Tax Parcel # 111/0012-121-6141-5 Address: 111 Spring St Cambridge WI 53523

Current Zoning Commercial Mix Requested Zoning Classification Residential

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

1 Name	<u>Social Lodge No 245 F</u>	Address	<u>109 Spring St.</u>
2 Name	<u>Am of WI (Americanisc)</u>	Address	<u>113 Spring St.</u>
3 Name		Address	
4 Name		Address	

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

Asking to rezone the lower unit of the building to residential to fill the unit with a tenant.

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

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

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

SIGNATURE:

Jen O'Branovich

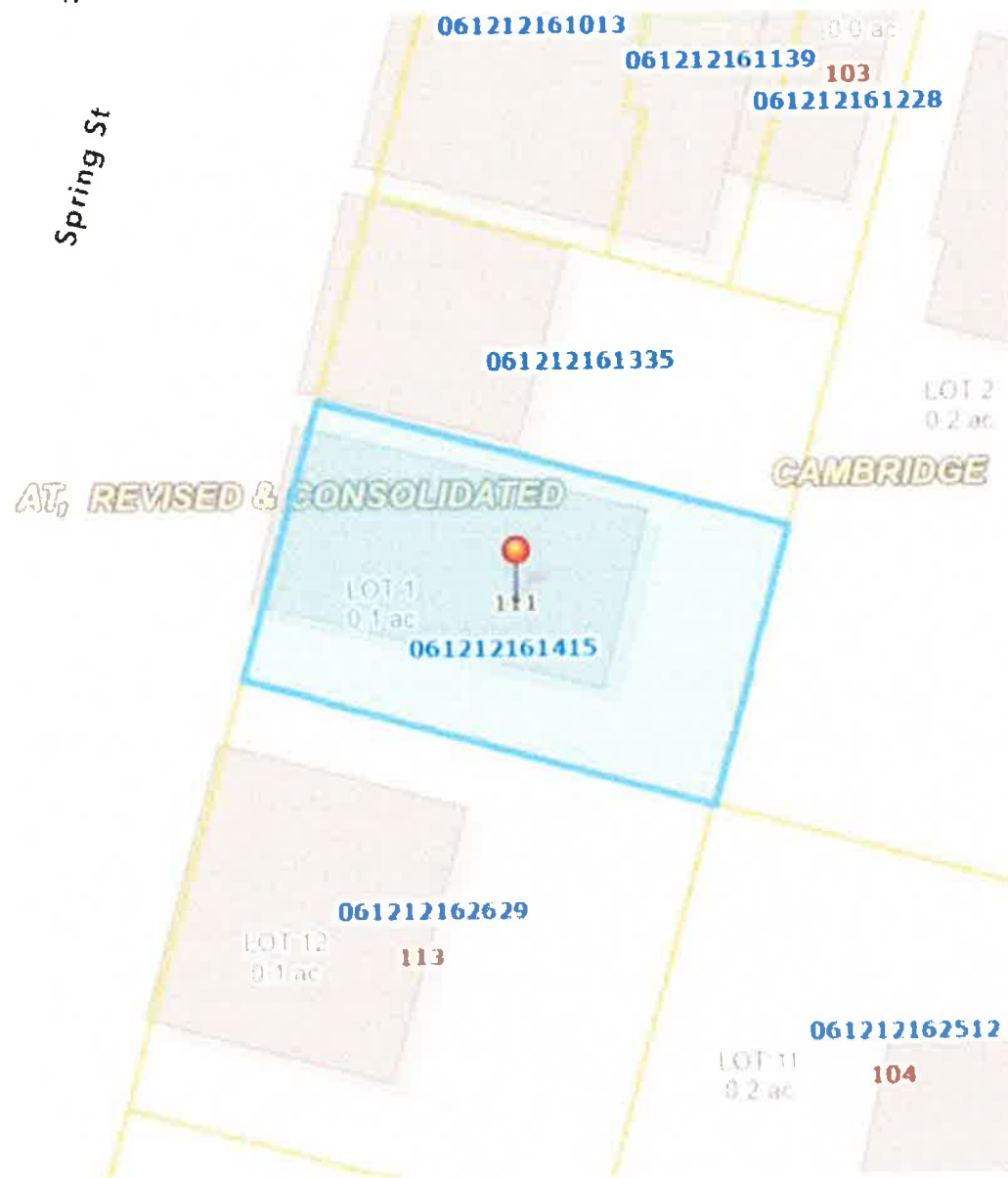
DATE:

7/23/2025

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

Request for Zoning Change: Parcel 111/0612-121-6141-5
111 Spring St. Cambridge WI 53523

1.



2. 061212161335 is owned by SOCIAL LODGE NO 245 F & AM OF WI and 061212162629 is owned by SPRING STEIN LLC
3. Our current property is zoned residential on the second story of this building, but the lower level is zoned commercial. It is our desire to rezone the lower level of the property to residential as well.

To: Village of Cambridge Plan Commission

From: Steve Tremlett, AICP, Zoning Administrator

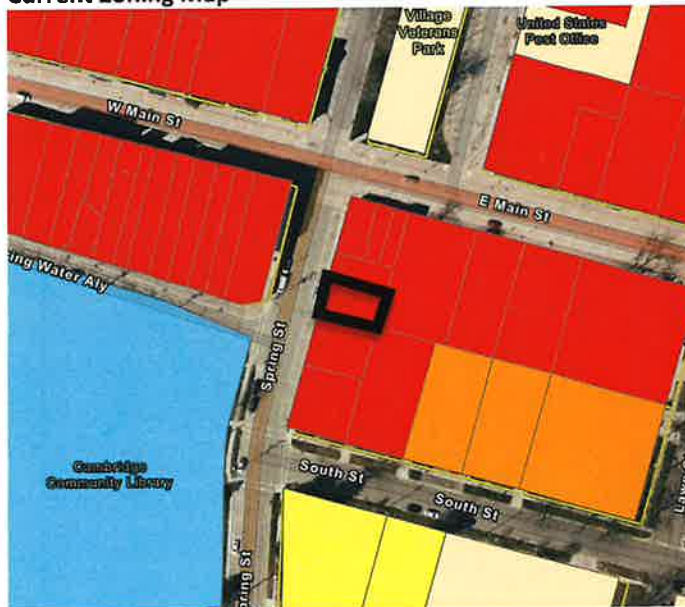
Subject: 111 Spring Street Residential Rezone

Date: August 22, 2025

Request

The applicant is requesting a rezone from B-C Business-Central to R-H Residential-High Density Single Family for the property located at 111 Spring Street, Parcel Number 061212161415. The purpose of the rezone is to allow for residential use to be located on the ground floor.

Current Zoning Map



	A Agriculture
	B-C Business-Central
	B-G Business-General
	B-H Business-Highway
	B-P Business-Park
	C Conservancy
	I Industrial
	MU Mixed Use
	P Public
	PUD Planned Unit Development District
	R-H Residential-High Density Single Family
	R-L Residential-Low Density Single-Family
	R-M Residential-Medium Density Single-Family



Subject Parcel

Background Information

- 1) The existing lot contains a 2-story historical commercial structure. The upper floor is currently used for residential. The lower floor is designed as a commercial store front. However, the lower floor has been vacant for some time.
 - a) Typically, store frontages on the lower floor would in time get altered substantially to accommodate the change in use from storefront to residential causing the building to lose some

MEMO

August 22, 2025

of its historical character. This is a potential long-term concern if this property changes to residential.

- b) In our experience, changes from Commercial to Residential use are typically more permanent so it's likely never to be re-established a commercial use if the zoning changes (and/or building façade changes at the ground floor).
- 2) The adjacent property's zoning district is B-C Business-Central on all sides. This would be an isolated residential parcel. However, there is currently R-M Residential Medium Density zoning located on the same block, but not on Spring Street.
- 3) The Comprehensive Plan designates this area as Downtown Mixed Use (DMU). First floor residential areas are restricted along Main Street while it is only discouraged along adjoining side streets.

Sincerely,



Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Village of Cambridge
Plan Commission
July 14, 2025 –6:30 P.M.
Amundson Community Center, Community Room
200 Spring Street
Minutes

1. Call to Order / Roll Call: Chair Kreklau called the meeting to order at 6:33pm. Members present: Commissioners Landowski, Hollenbeck, Anderson, Gronemus, Schulz, and Kreklau. Members absent: Commissioner Milsap. Others present; Lucy Peterson, Administrator/Treasurer/Deputy Clerk, and Mike Herl.
2. Proof of Posting: The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Badger Bank and the Village Website.
3. Approve Minutes from Plan Commission Meeting on June 9, 2025
Commissioner Hollenbeck made a motion to approve the minutes as presented, seconded by Commissioner Landowski. Motion carried.
4. Public Appearances: Mr. Mike Herl from Madison Commercial Real Estate LLC shared information regarding the Westgate Court Project to the commission. This item was not on the agenda and Administrator Peterson shared that she would send Mr. Herl a rezoning application, and comprehensive plan amendment application to him by the end of the week, as that is the first step of the process before this item can come to the Plan Commission.
5. New Business: Discussion and Possible Action Regarding
 - a. Plan Commission Committee Documents
 - i. Orientation Packet
 - ii. By-laws
 - iii. Mission StatementAdministrator Peterson shared the orientation packet, by-laws, and mission statement she put together for the Plan Commission. It was agreed that all the documents were satisfactory, and the commission would like all permit and application forms included in the orientation packet as a reference. They would also like all documents including contact information for all current commission members. Administrator Peterson will gather that information and add to what has been assembled.
 - b. Full Fee Schedule
The commission agreed that the fee schedule should be updated and prefers to have all fees on one form in lieu of the two separate forms/resolutions we currently have. We reviewed Lodi's fee schedule as an example. Commission Anderson and Administrator Peterson will continue to gather fee schedules from neighboring municipalities to use as a reference. The goal is to get a revised fee schedule to the board by September or October for implementation to begin January 1, 2026.
 - c. Building Inspection
Administrator Peterson stated that our Building Inspection contract with Safebuilt will be expiring on September 12, 2025. She is currently looking into interim options and has completed an RFP for building inspection. At this time there is no action to be taken, but she will provide updates and/or agenda items regarding this at the August meeting.
 - d. Comprehensive Plan
The comprehensive plan was included in the packet, as well as the information on where to find it on the Village of Cambridge website. The commission will begin reviewing this in its entirety in the upcoming months to address any needs for revisions or updates.
6. Unfinished Business: None
7. Correspondence: None

8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff: None

9. Adjournment of Meeting

Commissioner Anderson made a motion to adjourn, seconded by Commissioner Schulz. Motion carried. Chair Kreklau adjourned the meeting at 7:24 p.m.

Note

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

Lucy Peterson, Administrator/Treasurer/Deputy Clerk

Village of Cambridge
Certified Survey Map Application
Due 10 days prior to Plan Commission Meeting

Application Date: 8/6/25

Property Owner:

Name: Oakland Cambridge
Presbyterian Church

Address: 313 E. Main St
Cambridge, WI 53523

Fax +
Phone Number: 6

email
Fax Number: c

Tax Key Number: Part of
111-0613-0723-045

Agenda Date Requested: ASAP

Owner's Agent:

Name: Melanie Rumpf

Address: 529 Townsend St
Cambridge, WI 53523

Phone Number: 1 - - - - -

Fax Number: none

email:
Location:

Residential Zoning: Residential Proposed: Subdivision: none # Lots: 1 Proposed: 1

PUD For: Ø Special Use For: Ø Land Use: residential

Variation: Ø Land Use Plan: residential Proposed: residential

Site Gross Area: 11,203 Sq Ft # of Units Total: one 1Br__ 2Br__ 3Br~~X~~ 4Br__

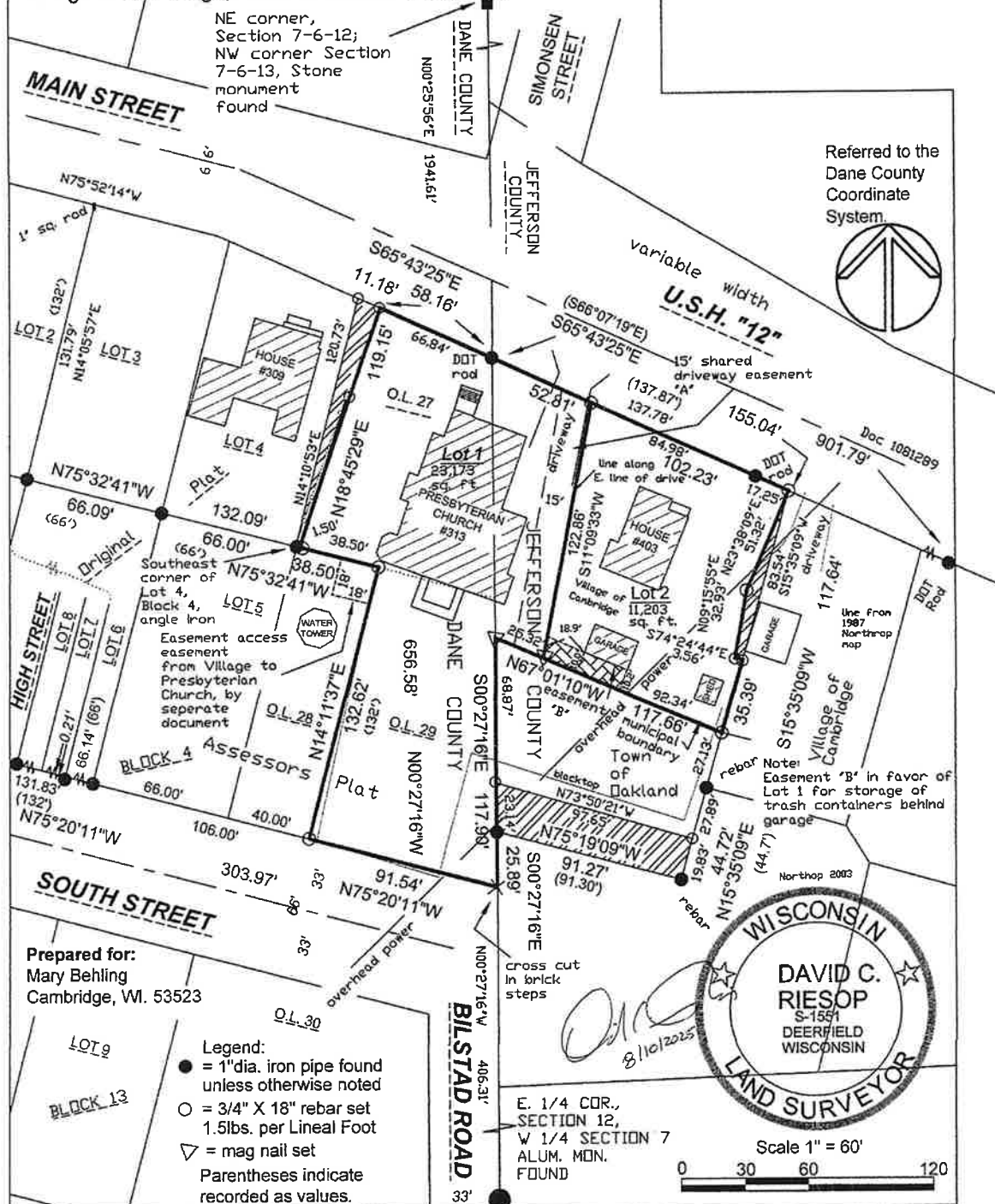
Action Requested (check all that apply):

- ☐ Site Plan and Architectural Review / Plan of Operations
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Land Use Amendment
- ☐ Preliminary Plat
- ☐ Final Plat
- ☒ Certified Survey Map
- ☐ Project Concept Review
- ☐ Conceptual Land Division
- ☐ Joint Conditional Use & Rezoning
- ☐ Joint Rezoning & Certified Survey Map

Describe in detail the proposal: See attached map.

Certified Survey Map

Outlot 27 & 29, Revised and Consolidated Assessor's Plat of Cambridge, Village of Cambridge, Being in part of the SE 1/4 of the NE 1/4 of Section 12, T. 6N., R. 12 E. Dane County, Wisconsin and Part of the SW 1/4 of the NW 1/4 of Section 7, T. 6N., R. 13E., Village of Cambridge, Jefferson County, Wisconsin.



Certified Survey Map

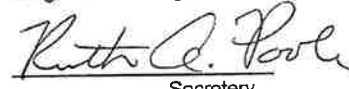
Outlot 27 & 29, Revised and Consolidated Assessor's Plat of Cambridge, Village of Cambridge, Being in part of the SE 1/4 of the NE 1/4 of Section 12, T. 6N., R. 12 E. Dane County, Wisconsin and Part of the SW 1/4 of the NW 1/4 of Section 7, T. 6N., R. 13E., Village of Cambridge, Jefferson County, Wisconsin.

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required to be submitted to the Village of Cambridge for approval.

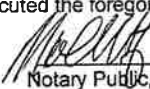
Presbyterian Church By:

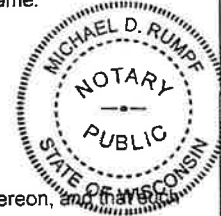

President


Secretary

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 18 day of August, 2025, the above named officers to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 12/31/2026



Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Cambridge, and by the direction of Mark Tuhey and Melanie Rumpf, I have surveyed, divided and mapped the lands described hereon, and that the map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Outlot 27 & 29, Revised and Consolidated Assessor's Plat of Cambridge, Village of Cambridge, Being in part of the SE 1/4 of the NE 1/4 of Section 12, T. 6N., R. 12 E. Dane County, Wisconsin and Part of the SW 1/4 of the NW 1/4 of Section 7, T. 6N., R. 13E., Village of Cambridge, Jefferson County, Wisconsin, described as follows:
Commencing at the East 1/4 corner of Section 7; thence N00°27'16"W, 406.31 feet to the Southeast corner of Outlot 29 of the Revised and Consolidated Assessor's Plat of the Cambridge and the point of beginning; thence N75°20'11"W, 91.54 feet to the Southwest corner of Outlot 29; thence N14°11'37"E, 132.62 feet to the Northwest corner thereof; thence N75°32'41"W, 38.50 feet; thence N18°45'29"E, 119.15 feet to the South line of Main Street; thence S65°43'25"E along said South line, 58.16 feet to the Dane/Jefferson County line; thence continue S65°43'25"E, 155.04 feet; thence S23°38'09"W, 51.32 feet; thence S09°15'55"W, 32.93 feet; thence S74°24'44"E, 3.56 feet; thence S15°35'09"W, 35.39 feet; thence N67°01'10"W, 117.66 feet to the aforesaid County line; thence S00°27'16"E, 117.90 feet to the point of beginning. Containing 34,376 square feet.


David C. Riesop S-1551



Village Approval

I hereby certify that this Certified Survey Map was approved for recording per the Village of Cambridge action dated _____.

Village Administrator

Register of Deeds Certificate

Received for recording this _____ day of _____, 2025 at _____ o'clock _____ M.
and recorded in Volume _____ of Certified Surveys, Pages _____.

Kristi Chlebowska, Register of Deeds, Dane County

Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5249-25C Date 7/23/2025
Sheet 2 of 2 rev 8/10/2025
Document No. _____
C. S. M. No. _____ V. _____ P. _____

To: Village of Cambridge Plan Commission
From: Steve Tremlett, AICP, Zoning Administrator
Subject: 313 & 403 E Main Street Certified Survey Map
Date: August 22, 2025

Request

The applicant is requesting a lot combination with a Certified Survey Map (CSM) for lots at 313 and 403 E Main Street, Parcel Number(s) 111/0613-0723-045, 111/0612-121-7228-1 and 111/0612-121-7249-4. The purpose of the land division/lot combination is to remedy the current lot lines to conform to current lot standards. No change of land use is requested at this time.

Current Zoning Map



Background Information

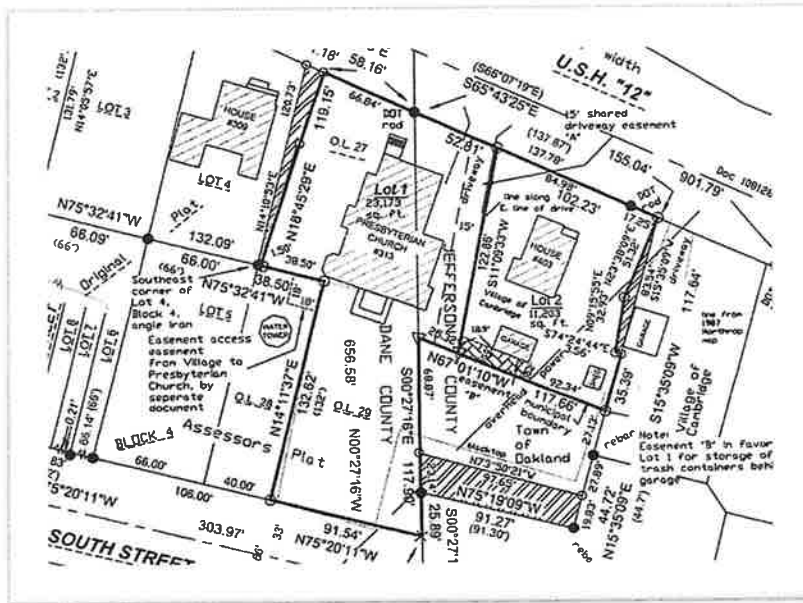
- 1) The existing church and residential parcels are zoned R-M Residential Medium Density while the southern vacant/parking lot facing South St is zoned R-L Residential Low Density.
 - a) Parcels cannot have split zoning. If combined, the southern parcel would need to be rezoned to match the R-M Residential Medium density like the other subject parcels.

MEMO

August 22, 2025

- 2) The church located on lot 1 will share a driveway with the house located on lot 2.
 - a) Both lots will be owned by the same entity. However, it is common for a shared driveway agreement to be executed and recorded with the CSM in case the properties ever change ownership.

Proposed CSM



Recommendation

If the Village wishes to approve this CSM, MSA would recommend that the approval be conditioned on the following items:

- 1) Prior to the CSM being signed by the Village, the portion of proposed Lot 1, Parcel Number 111/0612-121-7249-4, currently zoned as R-L should be rezoned to R-M to match the current church zoning designation.
- 2) A shared driveway agreement designating access from E Main St to the driveway located on Proposed Lot 1 for access to the garage located on Proposed Lot 2 should be executed and recorded with the CSM.

Sincerely,

Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Certified Survey Map

Lot 2, Jefferson County Certified Survey Map number 2903 and Lot 1 of Jefferson County Certified Survey Map number 4493, being further located in part of Government Lot 4 (Fractional S 1/2 of the SE 1/4 of Section 8, Town 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin

LAKE RIPLEY
Water elevation
11/28/23 = 836.8'

- 1) PREPARED FOR:
Anna M. Myklebust Trust,
PO Box 629, Cambridge,
WI, 53523
- 2) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Legend:
● = 1" dia. pipe found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
Parentheses indicate recorded as values.

Scale 1" = 200'

S 1/4, Section 8,
Stone Monument
Found

N89°23'13"W 1548.91'
South line of SE 1/4
Curve Radius Delta
1-2 204.18' 14°57'46" Arc
(15°01'06") (53.522) (N67°56'46"E, 53.37')

N89°23'13"W 224.37'
Long Chord
N89°23'13"W
Tangent Bearings
N89°51'19"W 478.13'
N89°51'19"W 1100.02'
South line of SE 1/4

N89°51'19"W 621.89'
SE CORNER,
SECTION 8,
T.06N., R.13E.,
BRASS CAP
MONUMENT FOUND

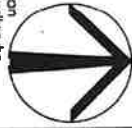
East Meander
Post, Base of
stone monument,
0.61' South of
1 1/4" pipe

Approx wellhead
Inventory mapping

Lot 1, CSM 3104
N86°33'58"W 247.01'

Lot 2, CSM 4493
N89°51'19"W 1100.02'

Referenced to Jefferson County Coordinate system, Sec. lines as shown



EASEMENT
AREA FOR
LOT 2 CSM
#4493 used for
bar parking

Lot 1, CSM 4493 is currently owned by Bright Star Investments LLC, P.O. Box 136, Cambridge, WI

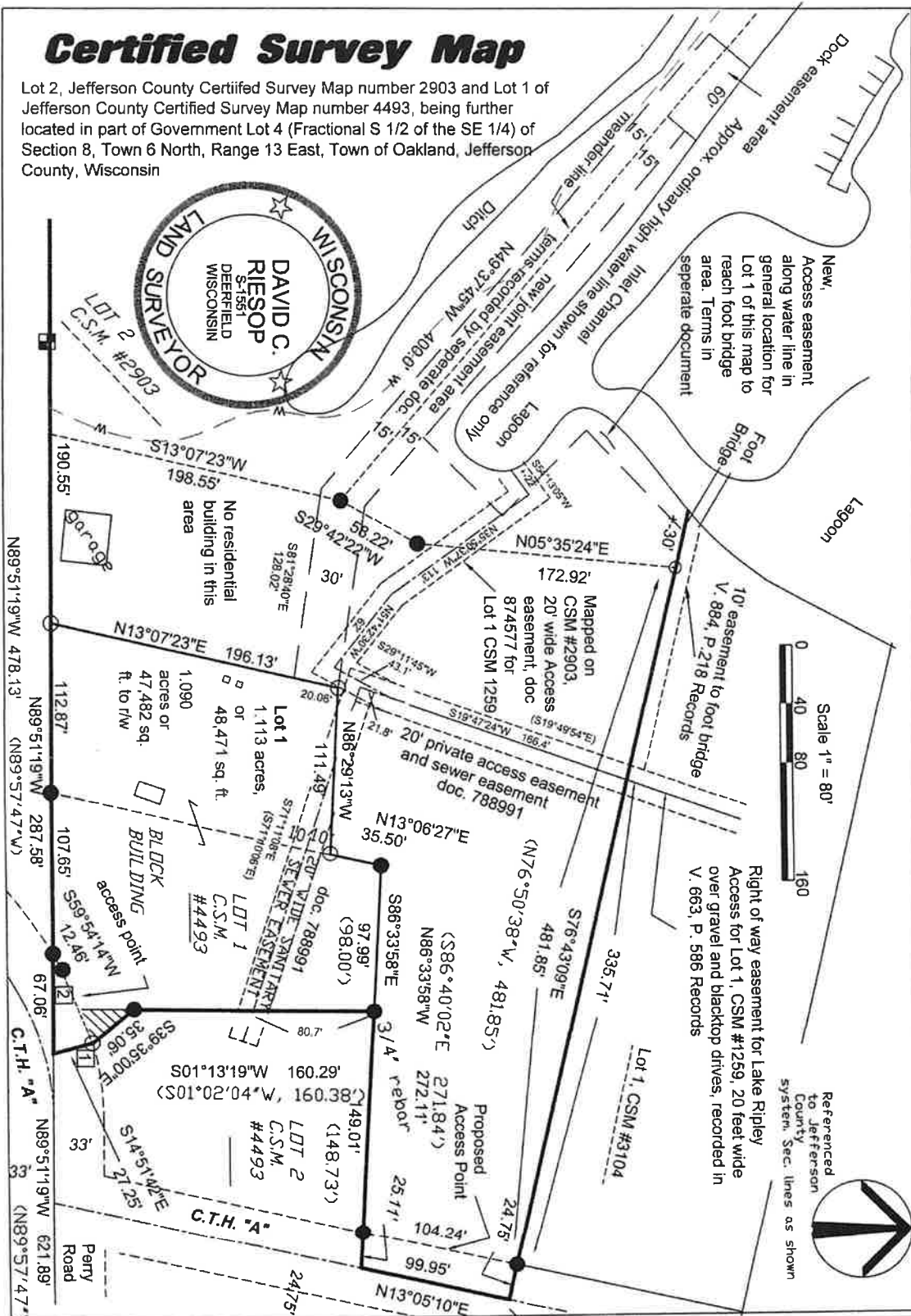
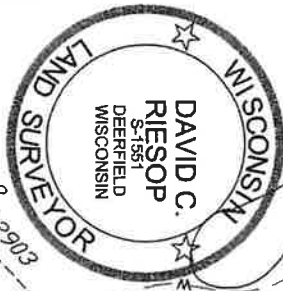
Lot 1, CSM 4493 is currently owned by Bright Star Investments LLC, P.O. Box 136, Cambridge, WI

Lot 1, CSM 4493 is currently owned by Bright Star Investments LLC, P.O. Box 136, Cambridge, WI

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5559-25 Date 7/31/2025
Sheet 1 of 3 rev. 8/19/25
Document No.
C.S.M. No. V. P.

Lot 2, Jefferson County Certified Survey Map number 2903 and Lot 1 of Jefferson County Certified Survey Map number 4493, being further located in part of Government Lot 4 (Fractional S 1/2 of the SE 1/4) of Section 8, Town 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5559-25 Date 7/31/2025
 Sheet 2 of 3 rev. 8/19/25
 Document No. _____
 C.S.M. No. _____ V. _____ P. _____

Certified Survey Map

Lot 2, Jefferson County Certified Survey Map number 2903 and Lot 1 of Jefferson County Certified Survey Map number 4493, being further located in part of Government Lot 4 (Fractional S 1/2 of the SE 1/4) of Section 8, Town 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Jefferson, and the Town of Oakland, and by the direction of Anna M. Mykelbust Trust, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lot 2, Jefferson County Certified Survey Map number 2903 and Lot 1 of Jefferson County Certified Survey Map number 4493, being further located in part of Government Lot 4 (Fractional S 1/2 of the SE 1/4) of Section 8, Town 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin

The above described containing 12.29 acres, or 535,330 square feet more or less to the ordinary high water line for Lake Ripley..

David C. Riesop S-1551



Village of Cambridge Extraterritorial Approval

This Certified Survey Map is approved for recording per Village of Cambridge action this _____ day of _____, 2025.

Lucy Peterson, Administrator/Clerk

Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Oakland on _____, 2025.

Town Chairman

County Approval

Approved for recording per Jefferson County Planning and Zoning Committee.

Matt Zangl, authorized representative

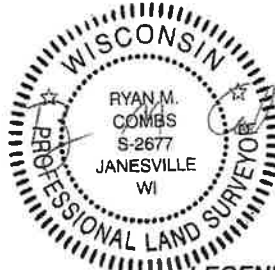
Wisconsin Mapping, LLC

★ surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5559-25 Date 7/31/2025
Sheet 3 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 4, BLOCK 2, WOODCREST, A RECORDED SUBDIVISION
SITUATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 7, T.6N., R.13E.,
OF THE 4TH PM, TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.



8-14-25

LEGEND

- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND CUT LIMESTONE MONUMENT
- SET IRON REBAR, 3/4"x 24", (1.5 LBS./LIN.FT.)
- (XX) RECORD DATA

CURVE TABLE

CURVE #	LOT	CURVE LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1		90.20	390.00'	13°15'00"	S84°37'02"E	90.00	45.30'
C2		60.14'	390.00'	11°46'25"	S72°06'10"E	80.00	40.21'
C3		60.14'	390.00'	11°46'25"	S60°19'51"E	80.00	40.21'
C4		384.13	390.00'	16°31'18"	S26°11'00"E	369.32	205.65'
C5		635.21	390.00'	93°19'14"	S1°43'34"SE	567.29	413.28'

SLEEPY HOLLOW ROAD

(RIGHT OF WAY VARIES)

N78°31'43"E 84.74'
S89°28'24"E 131.44'
S88°10'39"E 19.84'
S01°52'31"W 45.32'
(N78°31'43"E 84.74' 131.44' 19.84' 45.32' 1700.00' (N))

LOT 1
2.35 AC

WOODCREST
LANE
C4
C5

N22°30'30"W 627.27'
U.S. HWY 12"
(RIGHT OF WAY VARIES)
663.28'

LOT 2
0.61 AC

LOT 3
0.38 AC

LOT 4
0.30 AC

UNPLATTED LANDS

PIN NORTH
OF CORNER
0.80 FEET
ON LINE

SOUTH 1/4
CORNER
SEC. 7-6-13

N89°04'02"E

1668.46'

SOUTHEAST
MEANDER
CORNER
SEC. 7-6-13

NOTES:
FIELDWORK COMPLETED AUGUST 11, 2025.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND
AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE
SYSTEM, JEFFERSON COUNTY, THE SOUTH LINE OF GOVERNMENT
LOT 4 SEC. 7-6-13 BEARS N89°04'02"E.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 124 - 484A

For: KOENIG CONCRETE CORP.

GRAPHIC SCALE: 1" = 100'



Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST.
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534

SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 4, BLOCK 2, WOODCREST, A RECORDED SUBDIVISION SITUATED IN
GOVERNMENT LOT 4 OF FRACTIONAL SECTION 7, T.6N., R.13E., OF THE 4TH PM, TOWN
OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

ROYAL PALM INVESTORS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE
STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP
TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. IN WITNESS WHEREOF, THE SAID ROYAL PALM INVESTORS,
LLC

HAS CAUSED THESE PRESENTS TO BE SIGNED BY

STEVEN KOENIG ITS ORGANIZER AND KAREN KOENIG ITS ORGANIZER

AT _____ (CITY) _____ (STATE)

X _____
(STEVEN KOENIG)

X _____
(KAREN KOENIG)

STATE OF WISCONSIN)
COUNTY OF ROCK J SS. PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

STEVEN KOENIG, ITS ORGANIZER, AND KAREN KOENIG, ITS ORGANIZER,
OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE
FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

NOTARY PUBLIC, ROCK COUNTY, WISCONSIN X _____

MY COMMISSION EXPIRES _____



Project No. 124 - 484A
For: KOENIG CONCRETE CORP.

SHEET 2 OF 4

**Combs
& ASSOCIATES**

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534

CERTIFIED SURVEY MAP NO. _____

OF PART OF LOT 4, BLOCK 2, WOODCREST, A RECORDED SUBDIVISION SITUATED IN
GOVERNMENT LOT 4 OF FRACTIONAL SECTION 7, T.6N., R.13E., OF THE 4TH PM, TOWN
OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

TOWN OF OAKLAND APPROVAL

I hereby certify that this Certified Survey Map has been duly presented to the Town Planning Commission and Town Board and has been approved for recording.

Authorized Signature x _____

COUNTY APPROVAL

Approved for recording by the Planning and Zoning Committee of Jefferson County this _____ day of _____, 20____.

x _____

Matthew Zangl, Director
Jefferson County Zoning Department

VILLAGE OF CAMBRIDGE APPROVAL

Approved by the Village Board this _____ day of _____, 20____.

Authorized Signature x _____



8-14-25

Project No. 124 - 484A
For: KOENIG CONCRETE CORP.

SHEET 3 OF 4



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

819 W. MILWAUKEE ST.
JANESVILLE, WI 53548
www.combsurvey.com

tel 608-752-0575
fax 608-752-0534

CERTIFIED SURVEY MAP

OF PART OF LOT 4, BLOCK 2, WOODCREST, A RECORDED SUBDIVISION SITUATED
IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 7, T.6N., R.13E., OF THE 4TH PM,
TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN

COUNTY OF ROCK } SS. I, RYAN M. COMBS, PROFESSIONAL LAND SURVEYOR NO.2677, DO HEREBY
CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED:

PART OF LOT 4, BLOCK 2, WOODCREST, A RECORDED SUBDIVISION SITUATED IN GOVERNMENT LOT 4 OF
FRACTIONAL SECTION 7, T.6N., R.13E., OF THE 4TH PM, TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N89°04'02"E ALONG THE SOUTH LINE OF
SAID GOVERNMENT LOT 4 1668.46 FEET TO THE SOUTHEAST MEANDER CORNER OF SAID SECTION 7; THENCE
N37°51'29"W 740.91 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE
S80°00'21"W ALONG THE SOUTH LINE OF BLOCK 2, WOODCREST, 386.08 FEET TO AN IRON REBAR MONUMENT;
THENCE N22°30'30"W ALONG THE RELOCATED EASTERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY "12" A DISTANCE
OF 662.28 FEET TO AN IRON REBAR MONUMENT; THENCE N78°31'43"E ALONG THE RELOCATED SOUTHERLY
RIGHT-OF-WAY LINE OF SLEEPY HOLLOW ROAD 84.74 FEET TO AN IRON REBAR MONUMENT; THENCE
S88°10'39"E CONTINUING ALONG THE RELOCATED SOUTHERLY RIGHT-OF-WAY LINE OF SLEEPY HOLLOW ROAD
A DISTANCE OF 19.84 FEET TO AN IRON REBAR MONUMENT; THENCE S89°28'24"E ALONG THE SOUTHERLY
RIGHT-OF-WAY LINE OF SLEEPY HOLLOW ROAD 131.44 FEET TO THE WESTERLY LINE OF WOODCREST LANE;
THENCE S01°52'31"W ALONG SAID WESTERLY LINE 45.32 FEET TO A POINT OF CURVE; THENCE CONTINUING
ALONG SAID WESTERLY LINE SOUTHEASTERLY ALONG A CURVE CONVEXED SOUTHWESTERLY 635.21 FEET,
HAVING A RADIUS OF 390 FEET AND A CHORD BEARING S44°34'58"E 567.29 FEET TO THE NORTHWEST CORNER
OF LOT 3, BLOCK 2, WOODCREST; THENCE S01°24'32"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF
110.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.64 ACRES, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED
AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF
STEVEN KOENIG AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE
WISCONSIN STATUTES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF AUGUST, 2025 AT JANESVILLE, WISCONSIN.



8-14-25

Project No. 124 - 484A
For: KOENIG CONCRETE CORP.

SHEET 4 OF 4



109 W. MILWAUKEE ST.
JANESVILLE, WI 53548
www.combsurvey.com

- LAND SURVEYING
 - LAND PLANNING
 - CIVIL ENGINEERING
- tel: 608-752-0575
fax: 608-752-0534

**VILLAGE OF CAMBRIDGE
DANE COUNTY, WISCONSIN**

RESOLUTION NO. 2025-XX

**A RESOLUTION ADOPTING THE VILLAGE OF CAMBRIDGE 2025 BUILDING INSPECTION
AND MUNICIPAL FEE SCHEDULE**

WHEREAS, the Village of Cambridge periodically reviews its fee schedule to ensure adequate funding for municipal services and compliance with State statutes; and

WHEREAS, the Village contracts with external professional service providers for building inspection, planning, zoning, and related services, necessitating fees that cover associated costs including a surplus for administrative overhead; and

WHEREAS, the Village desires to update its fee schedule effective January 1, 2025, to better align with current market rates, comparable Dane County municipalities, and increased service demands; and

WHEREAS, the Village Board finds it in the best interest of the Village and its residents to adopt an updated fee schedule for building inspection, zoning, permits, and municipal services as outlined herein;

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF
CAMBRIDGE, DANE COUNTY, WISCONSIN, AS FOLLOWS:**

SECTION 1. ADOPTION OF FEE SCHEDULE

The Village of Cambridge hereby adopts the attached 2025 Building Inspection and Municipal Fee Schedule, incorporated herein by reference, which includes, but is not limited to, fees for:

- Residential and Commercial Building Inspections
- Zoning and Conditional Use Permits
- Right-of-Way and Erosion Control Permits
- Sewer Connection and Park Impact Fees

- Snow Removal and Grass Mowing Charges
- Public Records Requests and Notary Services
- Various Municipal Permits and Administrative Fees

SECTION 2. FEE STRUCTURE

The fees established reflect current market conditions, comparable rates charged by similar municipalities in Dane County, and include a 5% surplus to offset costs of outsourced professional services and administrative overhead.

SECTION 3. EFFECTIVE DATE

This resolution and the attached fee schedule shall become effective on January 1, 2025, and shall remain in effect until modified or repealed by subsequent resolution of the Village Board.

SECTION 4. REPEALER

All prior resolutions and fee schedules inconsistent with this resolution are hereby repealed.

SECTION 5. SEVERABILITY

If any section, clause, sentence, or provision of this resolution is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED this ____ day of _____, 2025, by the Village Board of the Village of Cambridge, Dane County, Wisconsin.

Village President: _____

Village Administrator: _____

Village of Cambridge

2025 Building Inspection and Municipal Fee Schedule

Building Inspection Fees

Residential One & Two Family Dwellings

- **New Structure and Additions – All Areas: \$0.21 per sq. ft. (Min \$75)**
- **Plan Review NSFD: \$131**
- **Plan Review Addition: \$68**
- **Zoning Permit: \$53**
- **Occupancy Permit per Dwelling: \$53**
- **Mechanicals – All Areas (Electrical, Plumbing, HVAC): \$0.053 per sq. ft. + \$53 base fee each**
- **State Seal: \$39**
- **Erosion Control NSFD: \$137**
- **Erosion Control Addition: \$79**
- **Remodels: \$8.40 per \$1,000 estimated cost (Min \$184) plus mechanicals if required**
- **Swimming Pools (In-ground zoning/bldg/elec/included): \$184**
- **Swimming Pools (Above ground zoning/bldg/elec included): \$131**
- **Miscellaneous Replacements: \$79**
- **Electrical Service Upgrade: \$131**
- **Outside Sewer and Water Laterals: \$158**
- **Early Start Footings and Foundation: \$131**

Accessory Structures

- **\$0.21 per sq. ft. (Min \$42) plus zoning**
-

Commercial Buildings

- **New Structure and Additions – All Areas: \$0.25 per sq. ft. (Min \$105)**
 - **Mechanicals (Electrical, Plumbing, HVAC): \$0.063 per sq. ft. + \$79 base fee each**
 - **Erosion Control: \$184 first acre plus \$79 each additional acre**
 - **Remodels: \$8.40 per \$1,000 estimated cost (Min \$184) plus mechanicals if required**
 - **Miscellaneous Replacements: \$79**
 - **Electrical Service Upgrade: \$131**
 - **Outside Sewer and Water Laterals: \$158**
 - **Early Start Footings and Foundation: \$131**
-

Zoning Administration

- **Zoning Permit for New One and Two Family Dwellings: \$79**
 - **Zoning Permit for Commercial: \$158**
 - **Zoning Permit for Residential Additions: \$53**
 - **Zoning Permit for Accessory Structures: \$26**
-

Other Permits and Fees

- **Right of Way Construction Permit Initial Inspection: \$79**
- **Re-inspection and Additional Inspection Fees: \$79 per inspection**
- **Right of Way Construction Permit Bond Amount: \$2,100**
- **Razing Fee Residential (Garages and accessory structures): \$42**
- **Razing Fee Commercial: \$53 + \$0.053 per sq. ft. (Max \$525)**
- **Agricultural Buildings Permit: \$53**
- **Property Maintenance Inspections: \$68 per hour**
- **Driveway Inspections: \$53**

- **Inspections Not Requiring a Permit: \$89**
 - **Sign Permit: \$45**
 - **Sign Recopy: \$45**
 - **Re-Roof Residential: \$158**
 - **Re-Roof Commercial: \$158 + \$0.11 per sq. ft. over 2,500 sq. ft.**
-

Administrative Fees

- **New One & Two Family Residential: \$105**
 - **Additions to One & Two Family Residential: \$53**
 - **New Commercial: \$158**
 - **Additions to Commercial: \$105**
-

Other Municipal Fees

- **Sewer Connection Fee: \$1,575**
- **Park Impact Fee: \$1,600**
- **Snow Removal Charge (Private Property/Sidewalks): \$150 per hour plus equipment**
- **Grass Mowing Fee (Violations of Lawn/Weed Ordinance): \$125 per mowing**
- **Building Plan Copy Fee: \$0.15 per page**
- **Street or Alley Closing Permit: \$200**
- **Late Payment/Penalty Fees: 10% of due amount**
- **Notary Public Service Fee: \$15 per document**
- **Public Records Request Fee: \$30 per hour (staff time)**
- **Sidewalk Construction and Repair Permit: \$32**
- **Driveway Permit: \$53**
- **Fence Permit: \$32**

- **Swimming Pool Permit: \$105**
 - **Moving a Building Permit: \$158**
 - **Razed Building Permit Fee: \$158**
 - **Retaining Wall Permit: No Fee**
 - **On-Site Waste Disposal at Treatment Plant: \$53**
 - **Sewer Access for Non-Residents: \$63**
 - **Connect to Existing Sewer: \$53**
 - **Street Excavation or Opening: \$53**
 - **Well Operation Permit: \$105**
-

General Notes

- **Gross square footage calculations include exterior dimensions, garage, and each floor level; exclude unfinished basements, porches, attached decks, outside balconies, and stairs.**
- **The Building Inspection Department is responsible for the final calculation of square footage.**
- **Hourly labor rates are based on a minimum of one hour for the first hour with quarter-hour increments thereafter.**
- **All fees include a 5% surplus to cover outsourced professional services and administrative overhead.**
- **This fee schedule supersedes all previous resolutions related to building inspections and municipal permits.**
- **Effective upon passage by the Village Board and remains in effect until updated by future resolution.**

Category		Fee Type	Amount
Administrative Fees		New One & Two Family Residential	\$105
Administrative Fees		Additions to One & Two Family Residential	\$53
Administrative Fees		New Commercial	\$158
Administrative Fees		Additions to Commercial	\$105
Alcohol Licenses		Class "A"	\$250 Annual
Alcohol Licenses		"Class A"	\$500 Annual
Alcohol Licenses		"Class A" (Cider Only)	\$0
Alcohol Licenses		Class "B"	\$100 Annual
Alcohol Licenses		"Class B"	\$500 Annual
Alcohol Licenses		Reserve "Class B"	\$10,000 Initial, \$500 Annual
Alcohol Licenses		Temporary Class "B" (Picnic)	\$10 + \$8 per individual
Alcohol Licenses		Temporary Class "B" (Wine Walks)	\$10 + \$8 per individual
Alcohol Licenses		"Class C"	\$100 Annual
Building Inspection - Accessory Structures		Accessory Structures	\$0.21 per sq. ft. (Min \$42) + zoning
Building Inspection - Commercial		New Structure and Additions – All Areas	\$0.25 per sq. ft. (Min \$105)
Building Inspection - Commercial		Mechanicals – Electrical/Plumbing/HVAC	\$0.063 per sq. ft. + \$79 base fee each
Building Inspection - Commercial		Erosion Control	\$184 first acre + \$79/additional acre
Building Inspection - Commercial		Remodels	\$8.40 per \$1,000 est. cost (Min \$184) + mechanicals if required
Building Inspection - Commercial		Miscellaneous Replacements	\$79
Building Inspection - Commercial		Electrical Service Upgrade	\$131
Building Inspection - Commercial		Outside Sewer and Water Laterals	\$158
Building Inspection - Commercial		Early Start Footings and Foundation	\$131
Building Inspection - Residential		New Structure and Additions – All Areas	\$0.21 per sq. ft. (Min \$75)
Building Inspection - Residential		Plan Review NSFD	\$131
Building Inspection - Residential		Plan Review Addition	\$68
Building Inspection - Residential		Zoning Permit	\$53
Building Inspection - Residential		Occupancy Permit per Dwelling	\$53
Building Inspection - Residential		Mechanicals – Electrical/Plumbing/HVAC	\$0.053 per sq. ft. + \$53 base fee each
Building Inspection - Residential		State Seal	\$39
Building Inspection - Residential		Erosion Control NSFD	\$137
Building Inspection - Residential		Erosion Control Addition	\$79
Building Inspection - Residential		Remodels	\$8.40 per \$1,000 est. cost (Min \$184) + mechanicals if required
Building Inspection - Residential		Swimming Pools (In-ground)	\$184
Building Inspection - Residential		Swimming Pools (Above ground)	\$131
Building Inspection - Residential		Miscellaneous Replacements	\$79
Building Inspection - Residential		Electrical Service Upgrade	\$131
Building Inspection - Residential		Outside Sewer and Water Laterals	\$158
Building Inspection - Residential		Early Start Footings and Foundation	\$131
Other Licenses & Fees		Operator License (2 years)	\$70
Other Licenses & Fees		Temporary Operator's License	\$10 + \$8 background check
Other Licenses & Fees		Provisional Operator's License	\$15
Other Licenses & Fees		Cigarette License	\$100
Other Licenses & Fees		Publication Fee – Initial	\$100

Other Licenses & Fees	Publication Fee – Renewal	\$50
Other Licenses & Fees	Publication Fee – Renewal Late Fee	\$250
Other Municipal Fees	Sewer Connection Fee	\$1,575
Other Municipal Fees	Park Impact Fee	\$1,600
Other Municipal Fees	Snow Removal Charge	\$150/hr + equipment
Other Municipal Fees	Grass Mowing Fee	\$125 per mowing
Other Municipal Fees	Building Plan Copy Fee	\$0.15 per page
Other Municipal Fees	Street or Alley Closing Permit	\$200
Other Municipal Fees	Late Payment/Penalty Fees	10% of due amount
Other Municipal Fees	Notary Public Service Fee	\$15/document
Other Municipal Fees	Public Records Request Fee	\$30/hr staff time
Other Municipal Fees	Sidewalk Construction and Repair Permit	\$32
Other Municipal Fees	Driveway Permit	\$53
Other Municipal Fees	Fence Permit	\$32
Other Municipal Fees	Swimming Pool Permit	\$105
Other Municipal Fees	Moving a Building Permit	\$158
Other Municipal Fees	Razed Building Permit Fee	\$158
Other Municipal Fees	Retaining Wall Permit	No Fee
Other Municipal Fees	On-Site Waste Disposal at Treatment Plant	\$53
Other Municipal Fees	Sewer Access for Non-Residents	\$63
Other Municipal Fees	Connect to Existing Sewer	\$53
Other Municipal Fees	Street Excavation or Opening	\$53
Other Municipal Fees	Well Operation Permit	\$105
Other Permits & Fees	Right of Way Construction Permit Initial Inspection	\$79
Other Permits & Fees	Re-inspection and Additional Inspections	\$79 per inspection
Other Permits & Fees	Right of Way Construction Permit Bond Amount	\$2,100
Other Permits & Fees	Razing Fee Residential	\$42
Other Permits & Fees	Razing Fee Commercial	\$53 + \$0.053/sq. ft. (Max \$525)
Other Permits & Fees	Agricultural Buildings Permit	\$53
Other Permits & Fees	Sound Permit	\$40
Other Permits & Fees	Street Use Permit (<3 blocks)	\$30
Other Permits & Fees	Special Events - Large Scale	\$130
Other Permits & Fees	Property Maintenance Inspections	\$68/hr
Other Permits & Fees	Driveway Inspections	\$53
Other Permits & Fees	Inspections Not Requiring a Permit	\$89
Other Permits & Fees	Sign Permit	\$45
Other Permits & Fees	Sign Recopy	\$45
Other Permits & Fees	Re-Roof Residential	\$158
Other Permits & Fees	Re-Roof Commercial	\$158 + \$0.11/sq. ft. over 2,500 sq. ft.
Zoning Administration	Zoning Permit for New 1 & 2 Family Dwellings	\$79
Zoning Administration	Zoning Permit for Commercial	\$158
Zoning Administration	Zoning Permit for Residential Additions	\$53
Zoning Administration	Zoning Permit for Accessory Structures	\$26

RESOLUTION No. 2022-02

A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF CAMBRIDGE, DANE AND JEFFERSON COUNTY, WISCONSIN

TO ESTABLISH A BUILDING INSPECTION FEE SCHEDULE

The Board of Trustees of the Village of Cambridge does hereby establish the following Schedule of Fees:

VILLAGE OF CAMBRIDGE BUILDING INSPECTION 2022 FEE SCHEDULE

1. Residential One & Two Family Dwellings

- A. New Structure and Additions – All Areas** \$ 0.20 per sq. ft. (\$75.00 min)
PLUS
Plan Review NSFD.....\$125.00
Plan Review Addition.....\$65.00
Zoning.....\$75.00
Occupancy Permit per Dwelling.....\$50.00
- Mechanicals – All Areas
 - Electrical\$0.05 per sq. ft.+ \$50.00 Base fee
 - Plumbing\$0.05 per sq. ft.+ \$50.00 Base fee
 - HVAC\$0.05 per sq. ft.+ \$50.00 Base fee
 - State seal\$37.00
 - Erosion Control NSFD.....\$130.00
 - Erosion Control addition.....\$75.00
- B. Remodels**..... \$8.00 per thousand of estimated cost (\$50.00 min)
Plus mechanicals if required.
- PLUS**
Plan Review.....\$55.00
- C. Accessory Structures**\$ 0.20 per sq. ft. all areas (\$40.00 min)
Plus zoning
- D. Swimming Pools in ground - zoning/bld/elec/included**.....\$175.00
Above ground- zoning/bld/elec included.....\$125.00
- E. Miscellaneous Replacements**.....\$50.00
- F. Electrical Service Upgrade**.....\$75.00
- G. Outside Sewer and Water Laterals**\$75.00
- H. Early Start Footings and Foundation**.....\$125.00

Sewer Conn 1,500
Parks 1524

See Admin fees!

2. **Commercial Buildings - Work Started without Permits is Subject to Double Fees**

A.	New Structure and Additions-All Areas.....	\$0.24 per sq. ft. (\$100.00 min)
	PLUS	
	• Mechanicals	
	o Electrical	\$0.06 per sq. ft. + \$75.00 Base fee
	o Plumbing.....	\$0.06 per sq. ft. + \$75.00 Base fee
	o HVAC	\$0.06 per sq. ft. + \$75.00 Base fee
	• Erosion control new	\$175.00 First acre
	PLUS new.....	\$75.00 per acre
	Additions.....	\$75.00
B.	Remodels	\$8.00 per thousand of estimated cost (\$175.00 min)
	Plus mechanicals if required.	
C.	Miscellaneous Replacements	\$75.00
D.	Electrical Service Upgrade	\$125.00
E.	Outside Sewer and Water Laterals	\$75.00
F.	Early Start Footings and Foundation	\$150.00

3. **Zoning Administration (where applicable)**

A.	Zoning Permit for New One and Two Family Dwellings	\$75.00
B.	Zoning Permit for Commercial	\$150.00
C.	Zoning Permit for Residential Additions.....	\$50.00
D.	Zoning Permit for Accessory Structures	\$25.00

4. **Other**

A.	Right of Way Construction Permit Initial Inspection	\$75.00
B.	Re-inspection and Additional Inspection Fees	\$75.00 per inspection
C.	Right of Way Construction Permit Bond Amount.....	\$2,000
D.	Razing Fee Residential	\$75.00
	Garages and accessory structures.....	\$40.00
	Commercial.....	\$50.00 + .05 per sq. ft Max \$500.00
E.	Agricultural Buildings	\$50.00
F.	Property Maintenance Inspections.....	\$65.00 per hour
G.	Driveway Inspections.....	\$50.00
H.	Inspections Not requiring a permit.....	\$70.00 per hour
I.	Signs.....	\$85.00
	Recopy.....	\$42.50
J.	Re-Roof Residential.....	\$42.50
	Commercial.....	\$150.00 + .10 sq. ft. over 2,500 sq ft.

5. **Administrative Fees – Retained by the Municipality (100%)**

A.	New One & Two Family Residential	\$100.00
B.	Additions to One & Two Family Residential	\$50.00
C.	New Commercial.....	\$150.00
D.	Additions to Commercial.....	\$100.00

GENERAL NOTES

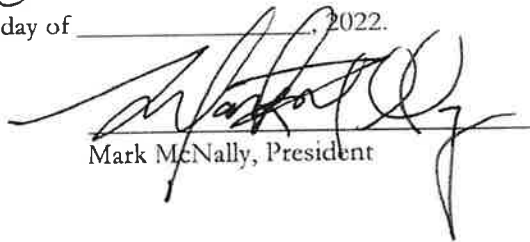
- ☐ Gross square footage calculations are based on exterior dimensions, including garage and each floor level, unfinished basements, porches, attached decks, outside balconies and stairs.
- ☐ The Building Inspection Department will be responsible for final calculation of the square footage.
- ☐ Per hour rates are based on a one hour minimum for the first hour, with quarter hour increments thereafter.

PREVAILING FEES

This Resolution shall supersede and replace any previous Resolutions, specifically those sections of Resolution 2011-07 regarding building and other fees unless otherwise noted. The fees listed herein shall be in effect from the date of passage until revised by a later Resolution.

EFFECTIVE DATE. This resolution shall become effective upon passage by the Village Board.

APPROVED AND ADOPTED this 11th day of _____, 2022.


Mark McNally, President

Village of Cambridge

Attest:

Lisa Moen
Administrator
Village of Cambridge

RESOLUTION No. 2024-10**A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES
OF THE VILLAGE OF CAMBRIDGE,
DANE AND JEFFERSON COUNTY, WISCONSIN****TO ESTABLISH
LICENSES, MISCELLANEOUS PERMITS AND ADMINISTRATIVE SERVICES
FEE SCHEDULE**

The Board of Trustees of the Village of Cambridge does hereby establish the following Schedule of Fees:

LICENSES – if modified, EFFECTIVE DATE January 1, 2025

Dogs – Unspayed or unneutered	\$34.75		6.04.040 A. 3.
Dogs – Spayed or neutered	\$25.75		
Kennel	\$61.75	Plus \$34.75 each additional dog in excess of 12 dogs	
Puppies - Unspayed or unneutered	\$30.75	<i>Puppies are dogs who became 5 months of age after July 1 of the</i>	
Puppies - Spayed or neutered	\$24.75	<i>license year</i>	
Impoundment of Animals		The fee charged to owner will equal actual costs incurred by the village.	6.04.080 C.

Operator's License	35.00/	or \$60.00 for two years	5.08.050 yr
Liquor – Class A: off premise	\$500.00	Annual	
Beer – Class A: off premise	\$100.00	Annual	
Liquor – Class B: on premise	\$500.00	Annual State governed quota – Reserve License \$10,000	
Beer – Class B: on or off premise	\$100.00	Annual	
Wine – Class C: on premise	\$100.00	Annual	
Temporary Class B: Beer	\$10.00	Per event	
Temporary Class B: Wine	\$10.00	Per event	
Tobacco / Cigarette	\$100.00	Annual	5.12.010
Publication Fee	\$10.00		Section 985.08, Wis. Stats

PERMITS – MISCELLANEOUS

Parade	\$25.00	Schools are exempt	
Street Use (Block Party)		No charge	
Bee Keeping	\$50.00	One time – initial application	6.04.220
Banners	\$200.00	\$100 to put up \$100 to take down	

PROPERTY – SPECIAL CHARGES

Snow & ice removal	\$175.00 for the first hour/\$100.00 each hour after	.
Weed elimination	\$175.00 for the first hour/\$100.00 each hour after	.
Tree care or removal	\$175.00 for the first hour/\$100.00 each hour after	
Other Public Works services	\$175.00 for the first hour/\$100.00 each hour after	
Refuse and Recycling	\$126.00 placed on the tax roll	

ADMINISTRATION

Photocopying/faxing	.25 cents	Per page	No ref.
Special Assessment Letters	\$40.00	Per letter	
Title Searches	\$40.00	Per request	

Mortgage Company Tax Bill \$5.00 Per parcel
Requests

SPECIAL MEETING \$300.00 Per meeting

PER DIEMS

Village Board	\$40.00	Per Village Board meeting	2.08.080 A.
	\$20.00	Per standing committee meeting	
Village President	\$3708.00	Annually	2.08.080
	\$40.00	Per Village Board meeting	
	\$20.00	Per standing committee meeting	
Committee, Commission and Board Members	\$20.00	Per Meeting of Committee/Commission or Board that you are appointed to	

PREVAILING FEES

This Resolution shall supersede and replace any previous Resolutions, unless otherwise noted.
The fees listed herein shall be in effect from the date of passage until revised by a later Resolution.

EFFECTIVE DATE. This resolution shall become effective upon passage by the Village Board, UNLESS OTHERWISE NOTED ABOVE.

APPROVED AND ADOPTED this _____ day of _____, 2025.

Mark McNally, President
Village of Cambridge

Attest:

Lisa Moen
Administrator/Clerk/Treasurer
Village of Cambridge