AGENDA

Cambridge Wisconsin

Public Notice of the Village of Cambridge, pursuant to Section 19.84, Wisconsin Statutes, is hereby given to the public and to the news media, that the following meeting will be held:

VILLAGE BOARD OF TRUSTEES

DATE: TUESDAY, OCTOBER 28, 2025 **TIME:** 6:30 PM

LOCATION: AMUNDSON COMMUNITY CENTER
200 SPRING ST.
CAMBRIDGE, WI 53523

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PROOF OF POSTING**
5. **PUBLIC COMMENT**
6. **CONSENT AGENDA**
   ALL ITEMS LISTED UNDER THE CONSENT AGENDA are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a motion to amend is passed in which event the item will be removed from the Consent Agenda and considered separately.
   A. APPROVAL OF MINUTES
      a. October 14, 2025
7. **COMMITTEE REPORTS**
   A. Fire/EMS Commission
   B. Public Works Committee
   C. Water & Sewer Committee
   D. Administrator Report
8. **APPROVAL OF BILLS**
   A. Discussion and Possible Action on Approval of Bills.
9. **UNFINISHED BUSINESS – ACTION REQUIRED**
   A. Discussion and Possible Action on the 2025 Financial Management Plan – Workshop #3 Presentation, Casey Griffiths - Ehlers
   B. Discussion and Possible Action on Rockdale Regionalization – Matt Castillo
   C. Discussion and Possible Action on the Fee Schedule.
   D. Discussion and Possible Action on Fire/EMS – 4th Quarter Payment.

E. Discussion and Possible Action on Moving to One Monthly Meeting.
F. Discussion and Possible Action on Village Hall hours.
G. Discussion and Possible Action of Weekly Check Runs with JotForm Approval Process.

10. UNFINISHED BUSINESS – NO ACTION REQUIRED

11. NEW BUSINESS – ACTION REQUIRED

A. Discussion and Possible Action on an Amendment to the Intergovernmental Agreement (IGA) for EMS Services.
B. Discussion and Possible Action on RFP for computer services.
C. Discussion and Possible Action on Auditing Services.
D. Discussion and Possible Action on RFP for legal services.

12. NEW BUSINESS – NO ACTION REQUIRED

13. CORRESPONDENCE

14. PUBLIC COMMENT

15. REFERRALS

16. ANNOUNCEMENTS

A. **Village Board – November 11:** Katie from the Village of McFarland's Senior Outreach Services will be attending the meeting to provide an update.

17. ADJOURNMENT

Posted: October 24, 2025

NOTE:
Individuals who need special accommodations are encouraged to call (608) 423-3712 at least 24 hours before the meeting. A quorum of the Village Board may be present to gather information related to their duties as Village Trustees; however, no official business will be conducted, and no action will be taken by the Board at this meeting. For more detailed information about agenda items, please contact (608) 423-3712.

Village of Cambridge Village Board of Trustees
CAMBBRIDGE, WI 53523
OCTOBER 14, 2025

Acting chair Trustee Hollenbeck was present and presided over the Village Board Meeting. The meeting was called to order at 6:30 pm in the Amundson Community Center located at 200 Spring Street, Cambridge, WI 53523.

Present and responding to roll call were the following Voting Member:	Blackwood, Schulz Hollenbeck, Trendel, Jacobson
Absent Voting Member:	Breunig, Kreklau
Also Present Non-Voting Member:	Lucy Peterson, Village Administrator Cody Garcia, Director of Public Works Mary Cebertowicz Wensy Melendez Gail Tufte Julie Crist Patty Strohbusch Melanie Rumpf

1. **CALL TO ORDER**
   - Trustee Hollenbeck called the meeting to order at 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PROOF OF POSTING**
   - The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Badger Bank and Village Website.
5. **PUBLIC COMMENT**
6. **APPROVAL OF CONSENT AGENDA**
   a. Village Board Minutes – 9/9/2025
   b. Operator license report

MOTION: Trustee Blackwood (1), Trustee Trendel (2) moved to approve the consent agenda as presented.

Motion CARRIED by Voice Vote.

7. **REPORTS**
   a. Audit & Finance Committee
   - Trustee Blackwood reported that the committee held a productive meeting focused on exploring potential areas for reductions.

   b. Economic Development Committee
   - **V**illage Administrator Peterson reported that documentation was reviewed, including the room tax ordinance. Six new documents were created and will be added to the next meeting agenda. Staff was instructed to develop a webpage to host the related forms, news, and updates. Garland is scheduled to be ordered, and Public Works staff will install it prior to Thanksgiving.

   c. Fire/EMS Commission
   - Trustee Blackwood reported they had a 4 joint municipality meeting, very productive meeting. The next Fire Commission is tomorrow and have duties to go through 22 item agenda for tomorrow night.

   d. Library Board
   - Trustee Trendel reported that Baker & Taylor who is the biggest book distributer across the nation has gone out of business and November is the month that has the most book releases. There was a couple resignations from the staff and a board member.

e. Personnel Committee

- Trustee Blackwood reported that the committee met last Thursday with a full agenda. Due to extended discussion on personnel matters, not all items were addressed. The committee agreed to take a new approach to the employee handbook, restructuring it as a policy- and procedure-driven document.

f. Plan Commission

- Trustee Schulz reported they met last night and had four action items to vote on. The items will be discussed later on the agenda.

8. APPROVAL OF BILLS: DISCUSSION AND POSSIBLE ACTION

- Village Administrator/ Treasurer/ Deputy Village Clerk Peterson presented the approval of bills in the amount of $36,582.76.

MOTION: Trustee Blackwood(1), Trustee Hollenbeck(2) moved to approve the bills in the amount of $36,582.76.

Motion CARRIED by the following roll call vote:

Aye:	Blackwood, Schulz, Hollenbeck, Trendel, Jacobson
Nay:	(None)
Abstain:	(None)
Absent:	Breunig, Kreklau

9. UNFINISHED BUSINESS – ACTION REQUIRED

A. Discussion and possible action on 2025 Financial Management Plan Workshop #2, presentation by Ehlers.

- Brian and Caitlin from Ehlers were present and continued on the 2025 Financial Management Plan Workshop #3.

Motion CARRIED by Voice Vote.

B. Discussion and possible action on 2025 Long-term Financing Proposal

10. NEW BUSINESS – ACTION REQUIRED

A. Discussion and possible action on a conditional use permit for 403 England Street.

MOTION: Trustee Hollenbeck(1), Trustee Schulz2) moved to approve conditional use permit for 403 England Street.

Motion CARRIED by Voice Vote.

B. Discussion and possible action on a rezone for 313 E. Main Street.

MOTION: Trustee Hollenbeck(1), Trustee Blackwood(2) moved to approve rezone for 313 E. Main Street.

Motion CARRIED by Voice Vote.

C. Discussion and possible action on approval of Street Use Permit for Halloween Parade – Applicant: Erica Lien

- Village Administrator Peterson reported that this event will be from 5:30 p.m. to 7:00 p.m. and have moved Audit & Finance Committee to start at 7:00 p.m. to give staff and trustee

MOTION: Trustee Blackwood(1), Trustee Jacobson(2) moved to approve the Street Use Permit for Halloween Parade – Applicant: Erica Lien.

Motion CARRIED by Voice Vote.

D. Discussion and possible action on the Exterritorial CSM – Town of Oakland, Jefferson County, Wisconsin (Lots 8 & 9 and part of Lot 10, Block 5, Sylvan Mounds).

MOTION: Trustee Schulz(1), Trustee Hollenbeck(2) moved to approve the Exterritorial CSM – Town of Oakland, Jefferson County, Wisconsin (Lots 8 &9 and part of Lot 10, Block 5, Sylvan Mounds).

Motion CARRIED by Voice Vote.

E. Discussion and possible action Reviewing Village Hall Board Meetings and Committee Meeting Schedule.

- No action.

F. Discussion and possible action approving resolution #2025-05 regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.

MOTION: Trustee Hollenbeck(1), Trustee Blackwood(2) moved to approve approving resolution #2025-05 regarding the vacating and discontinuance of the portion of the Lucille Circle right-of-way after we get confirmation from legal that the portion we are vacating is the top of the circle and does not include ingress or egress to the condominiums or connection to HWY 134.

Motion CARRIED by Voice Vote.

G. Discussion and possible action on HWY PQ Bridge Project Nominal Offer.

MOTION: Trustee Hollenbeck(1), Trustee Trendel(2) moved to approve HWY PQ Bridge Project Nominal Offer.

Motion CARRIED by the following roll call vote:

Aye:	Blackwood, Hollenbeck, Trendel, Jacobson,
Nay:	(None)
Abstain:	Schulz
Absent:	Breunig, Kreklau

Motion CARRIED by Voice Vote.

H. Discussion and possible action on HWY PQ Bridge Project Payment Request.

MOTION: Trustee Blackwood1), Trustee Trendel(2) moved to approve HWY PQ Bridge Project Payment Request.

Motion CARRIED by the following roll call vote:

Aye:	Blackwood, Schulz, Hollenbeck, Trendel, Jacobson,
Nay:	(None)
Abstain:	(None)
Absent:	Breunig, Kreklau

Motion CARRIED by Voice Vote.

I. Discussion and possible action on Park Reservation Permit for Cambridge Action – Applicant: Catherine Manakas.

- Village Administrator Peterson

J. **MOTION**: Trustee Hollenbeck1), Trustee Jacobsond(2) moved to approve Park Reservation Permit for Cambridge Action – Applicant: Catherine Manakas.

Motion CARRIED by Voice Vote.

K. Convene into Closed Session per 19.85(1)© of the Wisconsin Statutes to consider the employment, promotions, compensation or performance evaluation data of Village employees: Public Works Laborer Position.

- **MOTION**: Trustee Hollenbeck(1), Trustee Blackwood(2) moved to Convene into Closed Session per 19.85(1)(C) of the Wisconsin Statutes to consider the employment, promotions, compensation or performance evaluation data of Village employees: Public Works Laborer Position.

L. Reconvene into Open Session.
M. Possible action taken on closed session items.

11. CORRESPONDENCE
12. PUBLIC COMMENT
13. REFERRALS
14. ANNOUNCEMENTS
A. Public Works Committee – October 16, 2025, 6:00 p.m.
B. Water & Sewer Committee Meeting – October 21, 2025, 6:30 p.m.
C. Audit & Finance Committee – October 23, 2025, 7:00 p.m.
D. Village Board – October 28, 2025, 6:30 p.m.

15. ADJOURNMENT

MOTION: Trustee Schulz(1), Trustee Blackwood(2) to adjourn at 9:40 p.m.

Motion CARRIED by Voice Vote.

Type text here

Type text here

FIRST CHECK RUN

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

Voucher Nbr	Check Date	Payee		Amount
	10/28/2025	ALLIANT ENERGY/WP&L		
#8378600000 LIBRARY				
150-00-55110-220-000	LIB - UTILITIES			1,012.42
#8378600000 LIBRARY			83786 10/15/2025	
			Total	1,012.42
	10/28/2025	ALLIANT ENERGY/WP&L		
#370181				
100-00-51600-220-000	MUN BLDG - UTILITIES			1,187.44
#370181			10/15/2025	
100-00-53420-000-000	STREET LIGHTS			34.02
#1611869258			10/15/2025	
100-00-53420-000-000	STREET LIGHTS			36.32
#252381			10/15/2025	
100-00-53420-000-000	STREET LIGHTS			3.53
#480381			10/15/2025	
100-00-55200-220-000	PARK UTILITIES			36.38
#0335194619			10/15/2025	
100-00-55200-220-000	PARK UTILITIES			25.58
#6959100000 VETERANS PARK			10/15/2025	
100-00-53420-000-000	STREET LIGHTS			25.89
#9239520000 WATER ST SCOTT FARM			10/15/2025	
100-00-53311-220-000	PUBLIC WORKS - UTILITY & PHONE			22.96
#5613463308 - 150 LAGOON RD			10/16/2025	
100-00-53420-000-000	STREET LIGHTS			77.09
#5122342434 HWY 12/18 & 138 TRAFFIC LT			10/16/2025	
			Total	1,449.21
	10/28/2025	AMES, JAE		
REIMBURSEMENT FOR WINTER JACKET				
100-00-53311-390-000	PUBLIC WORKS - MISC			104.99
REIMBURSEMENT FOR WINTER JACKET			10/22/2025	
			Total	104.99
	10/28/2025	APG OF SOUTHERN WISCONSIN		
JOINT REVIEW BOARD NOTIFICATION				
100-00-51425-000-000	PUBLICATION/HEARING NOTICES			24.86
JOINT REVIEW BOARD NOTIFICATION			28866-0925 9/30/2025	

LP

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

Voucher Nbr	Check Date	Payee			Amount
100-00-51425-000-000	PUBLICATION/HEARING NOTICES				670.00
	HEARING CONTINUATION FOR LUCILLE CT		28866-0925 9/30/2025		
				Total	694.86
	10/28/2025	ASSOCIATED BANK GREEN BAY, N.A.			
	BONDS SERIES 2019A DATED 9/12/2019				
500-00-53700-687-000	G.O. ADMIN. FEE				475.00
	BONDS SERIES 2019A DATED 9/12/2019		27416 10/14/2025		
				Total	475.00
	10/28/2025	BADGER BANK			
	SAFE DEPOSIT BOX 10/05/25 - 10/05/26				
100-00-51990-000-000	SUNDRY EXPENSES				100.00
	SAFE DEPOSIT BOX 10/05/25 - 10/05/26		2025/26 RENTAL		
				Total	100.00
	10/28/2025	CHARTER COMMUNICATIONS/SPECTRUM			
	#170804901				
100-00-53311-220-000	PUBLIC WORKS - UTILITY & PHONE				84.99
	#170804901		170804901101425 10/14/2025		
500-00-53700-681-200	TELEPHONE/INTERNET EXPENSE				42.50
	#170804901		170804901101425 10/14/2025		
600-00-53700-851-400	TELEPHONE/INTERNET EXPENSE				42.50
	#170804901		170804901101425 10/14/2025		
				Total	169.99
	10/28/2025	CHARTER COMMUNICATIONS/SPECTRUM			
	170805901 NOV 2025				
100-00-52100-310-000	POLICE - INTERNET				55.01
	170805901 NOV 2025		170805901100725 10/07/2025		
100-00-51420-221-000	ADMIN - TELEPHONE/INTERNET				55.00
	170805901 NOV 2025		170805901100725 10/07/2025		
500-00-53700-681-200	TELEPHONE/INTERNET EXPENSE				54.99
	170805901 NOV 2025		170805901100725 10/07/2025		
600-00-53700-851-400	TELEPHONE/INTERNET EXPENSE				54.99
	170805901 NOV 2025		170805901100725 10/07/2025		
				Total	219.99
	10/28/2025	CHARTER COMMUNICATIONS/SPECTRUM			
	170806001 ADMIN INTERNET SVC				

Lf

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

Voucher Nbr	Check Date	Payee			Amount
100-00-51420-221-000	ADMIN - TELEPHONE/INTERNET				53.33
	170806001 ADMIN INTERNET SVC		170806001101425 10/14/2025		
100-00-52100-390-000	POLICE - PHONES & SUPPLIES				53.33
	170806001 POLICE INTERNET SVC		170806001101425 10/14/2025		
500-00-53700-681-200	TELEPHONE/INTERNET EXPENSE				26.67
	170806001 WATER INTERNET		170806001101425 10/14/2025		
600-00-53700-851-400	TELEPHONE/INTERNET EXPENSE				26.67
	170806001 SEWER INTERNET		170806001101425 10/14/2025		
				Total	160.00

10/28/2025 DANE COUNTY TREASURER (LAND CONSERVATION)
EROS CONTROL 2024-06 DANCING GOAT

100-00-56700-210-000	PLANNING - CONSULTING FEES			29.40
	EROS CONTROL 2024-06 DANCING GOAT	CAM0925 10/09/2025		
100-00-56700-210-000	PLANNING - CONSULTING FEES			29.41
	EROS CONTROL 2024-04-VINEYARD DR -LOT 1	CAM0925 10-09/2025		
			Total	58.81

10/28/2025 FARRAR, LEE
CLOTHING REIMBURSEMENT

500-00-53700-600-100	UNIFORM EXPENSE			100.00
	CLOTHING REIMBURSEMENT	10/18/2025		
			Total	100.00

10/28/2025 FRONTIER
423-3772- VILLAGE HALL

100-00-51420-221-000	ADMIN - TELEPHONE/INTERNET			197.36
	423-3772- VILLAGE HALL	9/28/2025		
100-00-53311-220-000	PUBLIC WORKS - UTILITY & PHONE			147.26
	ACCT #608 423 4844 - DPW GARAGE	9/28/2025		
500-00-53700-681-200	TELEPHONE/INTERNET EXPENSE			73.63
	WATER FAX	9/28/2025		
600-00-53700-851-400	TELEPHONE/INTERNET EXPENSE			73.63
	SEWER FAX	9/28/2025		
			Total	491.88

10/28/2025 LEE RECREATION
SWING AND SWING MATS

LP

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

Voucher Nbr	Check Date	Payee		Amount
200-00-51600-100-000		CAM FOUNDATION PROJECTS		2,700.00
	SWING AND SWING MATS		17388-25 10/16/2025	
			Total	2,700.00
	10/28/2025	MARTELLE WATER TREATMENT		
	SOD HYPOCHLORITE BLK/HYDROF ACID BLK			
500-00-53700-630-000		CHEMICALS		402.87
	SOD HYPOCHLORITE BLK/HYDROF ACID BLK		30318 9/19/2025	
			Total	402.87
	10/28/2025	NAPA AUTO PARTS		
	BATTERIES FOR INTL DUMP TRUCK			
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP		281.56
	BATTERIES FOR INTL DUMP TRUCK		776943 10/14/2025	
			Total	281.56
	10/28/2025	PET WASTE ELIMINATORS		
	ACCT# 468276 PET WASTE BAGS			
100-00-55200-390-000		PARK/PLAYGROUND SUPPLIES		335.99
	ACCT# 468276 PET WASTE BAGS		43463733 10/13/2025	
			Total	335.99
	10/28/2025	US CELLULAR		
	W&S METER READING MODEM			
500-00-53700-681-200		TELEPHONE/INTERNET EXPENSE		20.82
	W&S METER READING MODEM		0761894760 10/10/2025	
			Total	20.82
	10/28/2025	VILLAGE OF DEERFIELD		
	POLICE FUEL 9/11 - 9/30/2025			
100-00-52100-370-000		POLICE - SQUAD GAS/OIL		306.59
	POLICE FUEL 9/11 - 9/30/2025		3045 10/20/2025	
100-00-52100-290-000		Dane County Sheriffs Contract		21,468.26
	POLICE WAGES 8/24 - 9/20/2025		3044 10/09/2025	
			Total	21,774.85
	10/28/2025	WILLIAM/REID		
	CHLORINE PUMP REPLACEMENT			
500-00-53700-630-200		CHLORINATION EQUIPMENT		2,077.57
	CHLORINE PUMP REPLACEMENT		62305 9/26/2025	

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

Voucher Nbr	Check Date	Payee		Amount
			Total	2,077.57
			Grand Total	32,630.81

Lt

Dated From: 10/28/2025 From Account:
Thru: 10/28/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	25,446.55
Total Expenditure from Fund # 150 - LIBRARY FUND	1,012.42
Total Expenditure from Fund # 200 - CAPITAL PROJECTS FUND	2,700.00
Total Expenditure from Fund # 500 - WATER UTILITY	3,274.05
Total Expenditure from Fund # 600 - SEWER UTILITY	197.79
Total Expenditure from all Funds	32,630.81

LP

EHLERS
PUBLIC FINANCE ADVISORS

Village of Cambridge, WI

2025 Financial Management Plan
Workshop #2

October 14, 2025 – Village Board Meeting

Village of Cambridge, WI 2025 FMP

INITIAL 2026 BUDGET

Summary of Levy Need

	Actual 2025	Budget 2026	Increase/ Decrease
Total Levy Need			
General Fund Levy	1,082,864	1,310,640	227,776
Library Fund Levy	95,000	105,000	10,000
Capital Fund Levy	-	-	-
Debt Service Levy	639,642	639,642	-
Total Levy Need	**1,817,506**	**2,055,282**	**237,776**

EHLERS PUBLIC FINANCE ADVISORS

Allowable Levy

- Current Allowable Levy (Base Levy + Levy for DS):
  - ✓ 1,684,703
- Projected Levy Need:
  - ✓ 1,856,055
- Assumes additional borrowing to meet need

	Actual 2025	Budget 2026
Total Levy Need		
General Fund Levy	1,082,864	1,310,640
Library Fund Levy	95,000	105,000
Capital Fund Levy	-	-
Debt Service Levy	639,642	639,642
Total Levy Need	**1,817,506**	**2,055,282**
Total Levy Need Net of Debt	***1,177,864***	***1,415,640***
Levy Limits		
Pre- Adjustment Allowable Levy	**1,096,563**	**1,159,552**
Levy Need Net of Debt Surplus/(Deficit)	*(81,301)*	*(256,088)*
Debt Adjustment	**720,943**	**864,698**
Other Adjustments	**-**	**-**
Total Allowable Levy	1,817,506	2,024,249
Total Allowable Levy Surplus/(Deficit)	**0**	**(31,033)**
Max Allowable Debt Adjustment		**864,698**
Debt Adj. Surplus/(Deficit)		**-**

EHLERS PUBLIC FINANCE ADVISORS

Initial Tax Bill Impact

	Actual 2025	Budget 2026
Dane Co.		
Assessed Value (TID IN)	230,477,800	242,131,959
Increment Value (Equalized)	16,134,300	30,028,600
Assessment Ratio	0.80	0.75
Increment Value (Assessed)	12,837,664	22,391,585
Assessed Value (TID OUT)	217,640,136	219,740,374
Tax Rate	**$8.05**	**$8.90**
Tax Rate Delta ($)	***$0.74***	***$0.85***
Sample Property Value	**$232,500**	**$232,500**
Taxes on Sample Property	**$ 1,872.61**	**$ 2,069.31**
Taxes Delta ($)	*$ 171.12*	*$ 196.70*
Taxes Delta (%)	*10.1%*	*10.5%*

	Actual 2025	Budget 2026
Jefferson Co.		
Assessed Value (TID IN)	7,642,000	7,642,000
Increment Value (Equalized)	-	-
Assessment Ratio	0.76	0.71
Increment Value (Assessed)	-	-
Assessed Value (TID OUT)	7,642,000	7,642,000
Tax Rate	**$8.45**	**$8.96**
Tax Rate Delta ($)	***$1.43***	***$0.51***
Sample Property Value	**$239,700**	**$239,700**
Taxes on Sample Property	**$ 2,025.68**	**$ 2,148.65**
Taxes Delta ($)	*$ 343.26*	*$ 122.97*
Taxes Delta (%)	*20.4%*	*6.1%*

Based off Estimated Assessed Value!

Certified 11/1/25 by DOR

EHLERS PUBLIC FINANCE ADVISORS

Initial 2026 Budget Assessment

- Allowable Levy Increase of 62,989 due to NNC
  - ✓ Short of levy need by 31,034
- Draft Budget Levy Need Increase Net of Debt of 237,776
  - ✓ No capital levy
- 2025 was last year on Vineyards Incentive Payment
  - ✓ 2025 payment was $207,845 paid out of the general fund
- Projected Tax Bill Impact 10% and 6%

Direction needed:

- **Tax Rate and/or Tax Bill goals?**

EHLERS
PUBLIC FINANCE ADVISORS

Beyond FY26 Budget: Rev & Exp Forecast Assumptions

Type text here
Type text here

- Levy Forecast: 1% Net New Construction
- Non-Levy Forecast: Flat

EXPENDITURE CODES					
CODE	**DEFINITION**	**INCREASE**	**5-YR TREND**	**3-YR TREND**	**EXPLANATION**
C	Commodities	2.00%	0.55%	-6.16%	Fuel & Mileage, Office Supplies, Operating Supplies, Utilities, Uniforms, Office Furniture & Equipment
E	Employee Insurance	7.00%	8.81%	-3.71%	Health, Dental & Life Insurance, Post Employment Health Plan, Long Term Disability, taking into consideration larges increases in 2026
I	Insurance	2.00%	-4.82%	-18.62%	Property & Liability
S	Services	3.00%	7.85%	2.27%	Advertising & Printing, Communications, Contractual Services, Dues & Memberships, Janitorial Services, Maintenance Agreements, Meetings & Training, Professional Services, Publications & Subscriptions, Repairs & Maintenance
W	Wages	3.50%	9.38%	3.32%	Regular & Seasonal Wages, Overtime, Holiday & Misc. Compensation, Longevity, Premium Pay, Social Security, Retirement, Unemployment Compensation

EHLERS
PUBLIC FINANCE ADVISORS

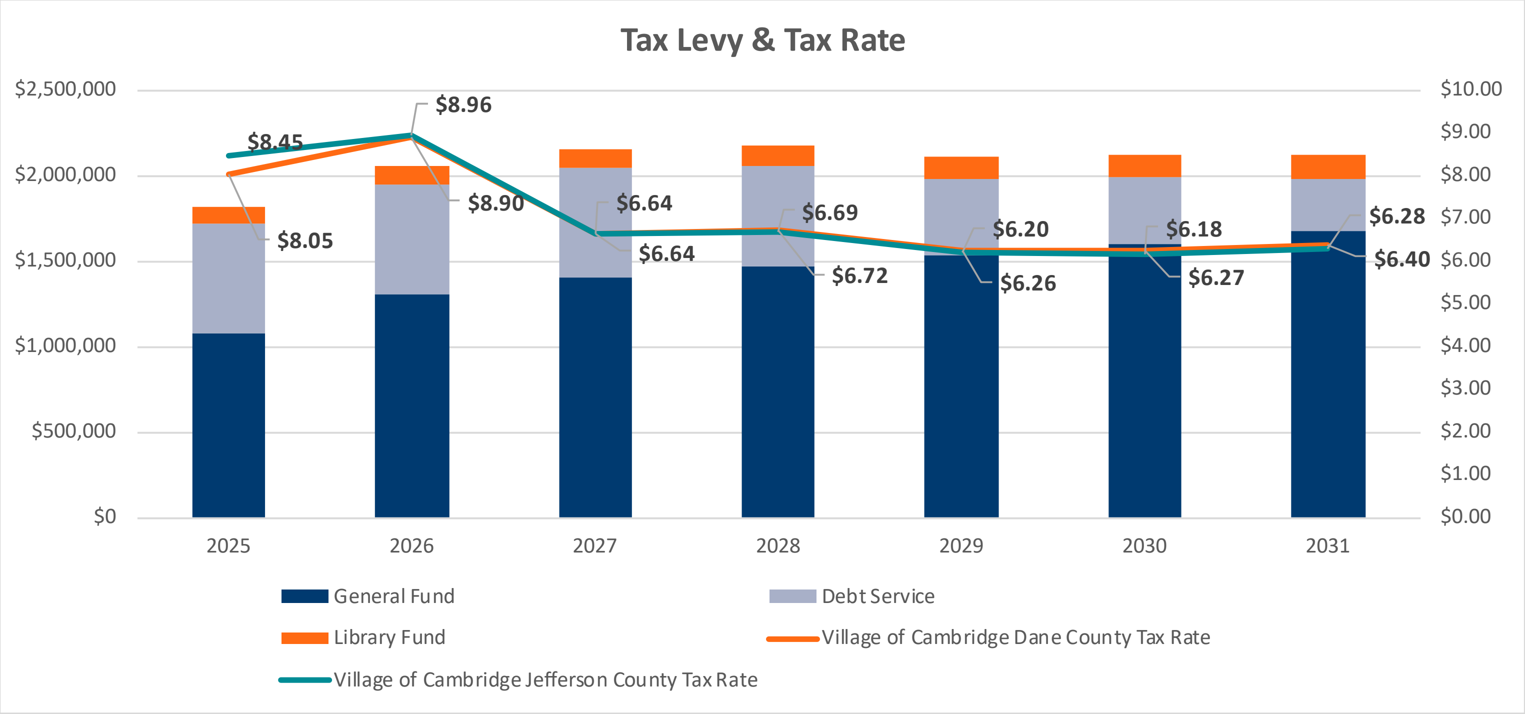
Allowable Levy Forecast 2027-2031

Type text here

	Budget	Projected				
	2026	2027	2028	2029	2030	2031
Total Levy Need						
General Fund Levy	1,310,640	1,404,356	1,469,029	1,536,000	1,605,365	1,677,220
Library Fund Levy	105,000	113,303	120,214	126,962	133,413	139,379
Capital Fund Levy	-	-	-	-	-	-
Debt Service Levy	639,642	639,518	583,007	448,923	384,575	304,530
Total Levy Need	**2,055,282**	**2,157,178**	**2,172,250**	**2,111,886**	**2,123,353**	**2,121,129**
Total Levy Need Net of Debt	***1,415,640***	***1,517,659***	***1,589,243***	***1,662,963***	***1,738,778***	***1,816,599***
Levy Limits						
Pre- Adjustment Allowable Levy	**1,159,552**	**1,202,585**	**1,227,863**	**1,240,235**	**1,338,119**	**1,451,774**
Levy Need Net of Debt Surplus/(Deficit)	*(256,088)*	*(315,075)*	*(361,380)*	*(422,727)*	*(400,658)*	*(364,825)*
Debt Adjustment	**864,698**	**941,565**	**944,388**	**787,108**	**695,371**	**627,711**
Other Adjustments	-	-	-	-	-	-
Total Allowable Levy	2,024,249	2,144,150	2,172,250	2,027,344	2,033,490	2,079,485
Total Allowable Levy Surplus/(Deficit)	**(31,033)**	**(13,027)**	-	**(84,542)**	**(89,863)**	**(41,644)**
Max Allowable Debt Adjustment	**864,698**	**941,565**	**949,003**	**787,108**	**695,371**	**627,711**
Debt Adj. Surplus/(Deficit)	-	-	**4,615**	-	-	-

2025 Projected Summary Tax Levy & Rate

Type text here



EHLERS PUBLIC FINANCE ADVISORS

Expenditure Restraint Qualification

Budget Year Payment Year	2026 2027	2027 2028	2028 2029	2029 2030	2030 2031	2031 2032
NNC (%)	5.695%	1.000%	1.000%	1.000%	1.000%	1.000%
Forecasted NNC Allowance^	2.00%	0.60%	0.60%	0.60%	0.60%	0.60%
Forecasted CPI-U Allowance	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Maximum Allowance	4.70%	3.30%	3.30%	3.30%	3.30%	3.30%
Projected Increase	16.08%	3.44%	3.37%	3.36%	3.34%	3.32%
Qualification*	NO	NO	NO	NO	NO	NO
Allowable ERP Expense	1,852,862	2,122,124	2,195,226	2,269,171	2,345,324	2,423,640
Allowable Add'l Expense	(201,469)	(2,973)	(1,455)	(1,229)	(891)	(397)
TID OUT EV DANE	219,740,374	312,005,119	312,481,563	313,012,691	313,628,922	314,366,036
TID OUT EV JEFFERSON	7,642,000	10,857,642	10,857,642	10,857,642	10,857,642	10,857,642
TID OUT EV Mill Rate Dane	$8.90	$6.64	$6.72	$6.26	$6.27	$6.40
TID OUT EV Mill Rate Jefferson	$8.96	$6.64	$6.69	$6.20	$6.18	$6.28

^NNC Allowance = 60% of NNC capped @ 2% under current law.

*2024 Qualification automatic due to Act 12

EHLERS PUBLIC FINANCE ADVISORS

Village of Cambridge, WI 2025 FMP

CAPITAL

Background – Current G.O. Debt

Year Ending	Total G.O. Debt Payments	Less: Wastewater	Less: Water	Less: TID #4	Net Tax Levy	Debt Service Levy Change from PY	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $300,000 Home	Year Ending
	Existing Debt									
2025	761,910	(25,160)	(52,590)	(36,585)	647,575		283,261,700	$2.29	$685.84	2025
2026	525,151	(24,583)	(51,360)	(36,585)	412,623	(234,952)	304,712,200	$1.35	$406.24	2026
2027	494,810	(23,990)	(50,115)	(36,585)	384,120	(28,503)	322,859,342	$1.19	$356.92	2027
2028	493,015	(23,383)	(53,780)	(36,585)	379,268	(4,852)	342,087,238	$1.11	$332.61	2028
2029	421,698	(17,835)	(47,423)	(36,585)	319,855	(59,413)	362,460,251	$0.88	$264.74	2029
2030	317,395	(17,348)	(36,215)	(36,585)	227,248	(92,608)	384,046,580	$0.59	$177.52	2030
2031	323,995	(21,760)	(39,995)	(36,585)	225,655	(1,593)	406,918,483	$0.55	$166.36	2031
2032	320,060	(21,070)	(38,665)	(36,585)	223,740	(1,915)	431,152,523	$0.52	$155.68	2032
2033	310,800	(20,360)	(37,300)	(36,585)	216,555	(7,185)	456,829,821	$0.47	$142.21	2033
2034	173,680	0	(40,800)	(36,585)	96,295	(120,260)	484,036,332	$0.20	$59.68	2034
2035	14,695		0	0	14,695	(81,600)	512,863,127	$0.03	$8.60	2035
2036	14,695				14,695	0	543,406,703	$0.03	$8.11	2036
2037	0				0		575,769,302	$0.00	$0.00	2037
Total	3,409,995	(170,328)	(395,653)	(329,267)	2,514,748					Total

Notes:

Legend:

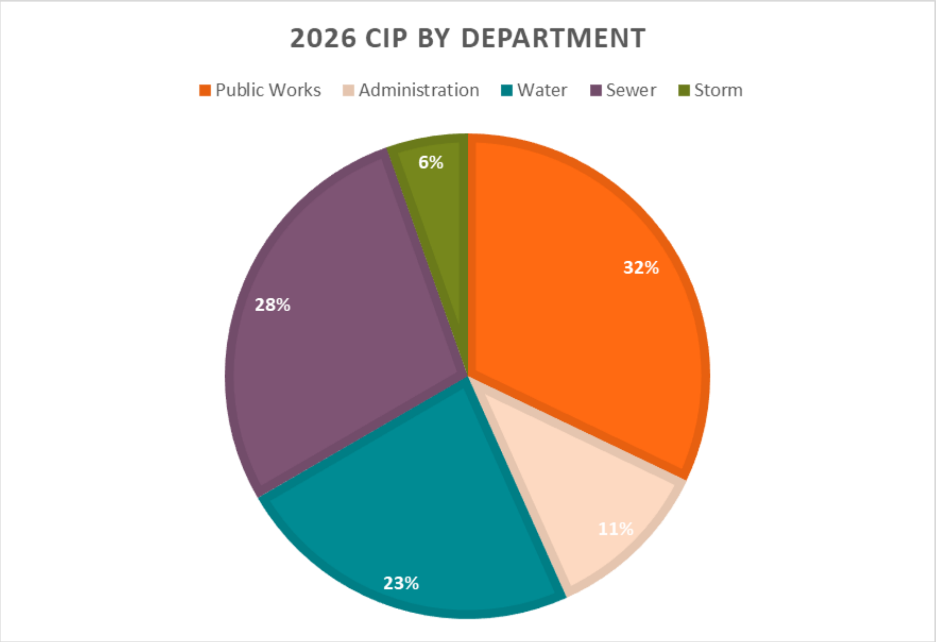
Represents +/- 25% Change over previous year

EHLERS
PUBLIC FINANCE ADVISORS

CIP Overview

Sources of Funding	2026	%
Levy	$ 398,000	40.74%
Water	$ 228,000	23.34%
Sewer	$ 273,000	27.94%
Storm	$ 53,000	5.42%
TIF	$ 25,000	2.56%
Total	$ 977,000	

Department	2026	%
Public Works	$ 313,750.00	32.11%
Administration	$ 109,250.00	11.18%
Water	$ 228,000.00	23.34%
Sewer	$ 273,000.00	27.94%
Storm	$ 53,000.00	5.42%
Total	$ 977,000.00	



EHLERS
PUBLIC FINANCE ADVISORS

Full capital project list at the end of the presentation.

Capital Needs

- 2025/26 Financings:
  - ✓ G.O. Debt –
    - ➢ 2025 Taxable GO Note
    - ➢ 2026 G.O. Note

EHLERS
PUBLIC FINANCE ADVISORS

CIP Financing Plan Tax Impact

- Structuring around existing debt
  - ✓ Generational equity
- Considers 2026 capital projects only

Debt Service Levy		Levy and Tax Rate				
Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes $300,000 Home	Tax Levy Change from Prior Year	Annual Taxes Difference From Existing	Year Ending
639,642	0	$2.10	$630		$224	2026
639,518	(124)	$1.98	$594	($36)	$237	2027
583,007	(56,511)	$1.70	$511	($83)	$179	2028
448,923	(134,084)	$1.24	$372	($140)	$107	2029
384,575	(64,348)	$1.00	$300	($71)	$123	2030
304,530	(80,045)	$0.75	$225	($76)	$58	2031
299,365	(5,165)	$0.69	$208	($16)	$53	2032
293,805	(5,560)	$0.64	$193	($15)	$51	2033
209,045	(84,760)	$0.43	$130	($63)	$70	2034
14,695	(194,350)	$0.03	$9	($121)	$0	2035
14,695	0	$0.03	$8	($0)	$0	2036
0	(14,695)	$0.00	$0	($8)	$0	2037
0	0	$0.00	$0	$0	$0	2038
0	0	$0.00	$0	$0	$0	2039
					1,101	Total
		Total Cost of new DS to sample taxpayer				

EHLERS PUBLIC FINANCE ADVISORS

Impact of CIP on G.O. Debt Capacity

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	**% of Limit**	Proposed 2025 Taxable GO Notes	Proposed 2026 G.O. Notes	Combined Principal: Existing & Proposed	**% of Limit**	Residual Capacity	Year Ending
2025	334,740,800	16,737,040	2,984,316	**18%**	700,000		$3,684,316	**22%**	$13,052,724	2025
2026	357,939,705	17,896,985	2,553,654	**14%**	509,134	1,020,000	$4,082,788	**23%**	$13,814,197	2026
2027	382,746,388	19,137,319	2,140,452	**11%**	305,768	1,020,000	$3,466,220	**18%**	$15,671,100	2027
2028	409,272,276	20,463,614	1,715,944	**8%**	146,037	970,000	$2,831,982	**14%**	$17,631,632	2028
2029	437,636,517	21,881,826	1,350,022	**6%**	73,019	900,000	$2,323,041	**11%**	$19,558,785	2029
2030	467,966,515	23,398,326	1,077,667	**5%**	0	795,000	$1,872,667	**8%**	$21,525,658	2030
2031	500,398,506	25,019,925	788,831	**3%**	0	690,000	$1,478,831	**6%**	$23,541,095	2031
2032	535,078,166	26,753,908	493,476	**2%**	0	585,000	$1,078,476	**4%**	$25,675,433	2032
2033	572,161,269	28,608,063	196,517	**1%**	0	475,000	$671,517	**2%**	$27,936,547	2033
2034	611,814,382	30,590,719	27,915	**0%**	0	320,000	$347,915	**1%**	$30,242,804	2034
2035	654,215,618	32,710,781	14,197	**0%**	0	255,000	$269,197	**1%**	$32,441,584	2035
2036	699,555,432	34,977,772		**0%**	0	160,000	$160,000	**0%**	$34,817,772	2036
2037	748,037,481	37,401,874		**0%**	0	80,000	$80,000	**0%**	$37,321,874	2037
2038	799,879,534	39,993,977		**0%**	0	0	$0	**0%**	$39,993,977	2038

EHLERS
PUBLIC FINANCE ADVISORS

Initial Capital Planning Assessment

- Very limited cash on hand for Capital projects.
- Initial borrowing consideration was given to G.O. Debt

EHLERS
PUBLIC FINANCE ADVISORS

Village of Cambridge, WI 2025 FMP

TIDS

TID Updates (Full Reports in Appendix)

- TID 4; Mixed-Use District created 2013
  - ✓ 2024 YE Fund Balance: $9,833
  - ✓ Exp. Closure: 2029; Orig. Exp. Closure: 2029
- TID 5; Mixed-Use District created 2020
  - ✓ 2024 YE Fund Balance: $649,205
  - ✓ Exp. Closure: 2030; Orig. Exp. Closure: 2040
- TID 6; Mixed-Use District created 2022
  - ✓ 2024 YE Fund Balance: $-110,983
  - ✓ Exp. Closure: 2036; Orig. Exp. Closure: 2030

EHLERS PUBLIC FINANCE ADVISORS

Village of Cambridge, WI 2025 FMP

UTILITIES

Ehlers to identify fiscal sustainability of Utilities

- Goal: Minimize one-time magnitude rate changes while maintaining annual debt coverage and healthy reserves
- Our Process
  - ✓ Historical Rate Performance
  - ✓ Future Projections
    - ➢ O&M, Depreciation, and PILOT
    - ➢ Funding Project(s): Debt vs. Cash
  - ✓ Rate Impact

Revenue Requirement Review

How much revenue should we generate from user rates?

Cash Basis	Utility Basis - PSC
+ Op. and Maint. Expenses	+ Op. and Maint. Expenses
+ Taxes/Transfer Payments	+ Taxes/Transfer Payments
+ Debt Service (P&I)	+ Depreciation
+ Capital funded from rates	+ Rate of Return on Rate Base
- Less Non-rate Revenue	- Less Non-Rate Revenue
= Total Revenue Requirements	= Total Revenue Requirements

EHLERS
PUBLIC FINANCE ADVISORS

Water Rates Historical Implementation

- Last Conventional Rate Case (CRC) completed 5/1/2024 with a 66% rate increase overall
- Simplified Rate Cases were approved in:
  - ✓ 2021
  - ✓ 2022
  - ✓ 2024
- Prior Conventional Rate Case (CRC) completed 7/23/2015

EHLERS
PUBLIC FINANCE ADVISORS

UTILITIES

WATER FUND

Water: Historical Rate Performance

Shown with no increase

Revenue Requirement Component	Description	2021	2022	2023	2024	Est 2025	Budget 2026
Cash Basis							
1	O&M and PILOT	$454,302	$366,958	$514,937	$486,698	$522,000	$522,000
2	Debt	$125,079	$145,678	$211,476	$5,621,405	$375,056	$377,105
3	Cash Funded Capital	$278,510	$385,312	$84,590	$2,248,562	$150,022	$378,842
	Less:						
	Other Revenue	$77,143	$1,308	$1,857	$2,545	$2,225	$2,225
	Interest Income	$71	$74	$102	$0	$0	$0
	Revenue Requirement (Costs less Other Income)	$780,677	$896,566	$809,044	$8,354,120	$1,044,853	$1,275,722
	User Rates Revenue	$566,969	$579,005	$624,187	$931,979	$1,005,396	$1,005,396
	Rate Adequacy	($213,708)	($317,561)	($184,857)	($7,422,141)	($39,457)	($270,326)
	Rate Adjustment Needed	37.69%	54.85%	29.62%	796.39%	3.92%	26.89%
Utility Basis (PSC)							
1	O&M and PILOT	$454,302	$366,958	$514,937	$486,698	$522,000	$522,000
2	Depreciation	$40,379	$0	$0	$108,929	$120,785	$147,317
	NIRB	$2,447,285	$2,413,931	$2,371,834	$2,300,441	$2,617,602	$3,127,203
	PSC Benchmark ROI %	4.90%	4.90%	6.50%	6.50%	6.50%	6.70%
3	PSC Calculated ROI	$119,917	$118,283	$154,169	$149,529	$170,144	$209,523
	Less:						
	Other Revenue	$77,143	$1,308	$1,857	$2,545	$2,225	$2,225
	Revenue Requirement (Costs less Other Income)	$537,455	$483,933	$667,249	$742,611	$810,704	$876,615
	User Rates Revenue	$566,969	$579,005	$624,187	$931,979	$1,005,396	$1,005,396
	Rate Adequacy	$29,514	$95,072	($43,062)	$189,368	$194,692	$128,781
	Rate Adjustment Needed	0.00%	0.00%	6.90%	0.00%	0.00%	0.00%

Notes:

^Includes recommended debt coverage at 1.4x annual debt payment

Water: Future Projection

	Budget	Projected								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Total Revenues from User Rates[1]	$1,005,396	$1,005,396	$1,005,396	$1,035,558	$1,035,558	$1,066,625	$1,066,625	$1,098,623	$1,098,623	$1,131,582
Percent Increase to User Rates	**0.00%**	**0.00%**	**0.00%**	**3.00%**	**0.00%**	**3.00%**	**0.00%**	**3.00%**	**0.00%**	**3.00%**
Cumulative Percent Rate Increase	**0.00%**	**0.00%**	**0.00%**	**3.00%**	**3.00%**	**6.09%**	**6.09%**	**9.27%**	**9.27%**	**12.55%**
Dollar Amount Increase to Revenues		**$0**	**$0**	**$30,162**	**$0**	**$31,067**	**$0**	**$31,999**	**$0**	**$32,959**
Total Other Revenues	$2,225	$2,800	$3,975	$4,543	$5,236	$5,969	$6,779	$7,634	$14,778	$16,561
Total Revenues	$1,007,621	$1,008,196	$1,009,371	$1,040,101	$1,040,794	$1,072,593	$1,073,403	$1,106,258	$1,113,401	$1,148,143
Less: Expenses										
Operating and Maintenance[2]	$430,000	$442,900	$456,187	$469,873	$483,969	$498,488	$513,442	$528,846	$544,711	$561,052
PILOT Payment	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000
Net Before Debt Service and Capital Expenditures	$485,621	$473,296	$461,184	$478,229	$464,825	$482,106	$467,961	$485,412	$476,690	$495,091
Debt Service										
Existing Debt P&I	$377,105	$374,923	$377,472	$369,818	$348,304	$350,264	$292,943	$291,419	$295,628	$254,407
New (2026-2035) Debt Service P&I	$0	$16,000	$12,000	$12,000	$12,000	$12,000	$46,125	$44,375	$42,625	$40,875
Total Debt Service	$377,105	$390,923	$389,472	$381,818	$360,304	$362,264	$339,068	$335,794	$338,253	$295,282
Transfer In (Out)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous/Amortization of Debt Issuance	37,476	37,476	37,476	37,476	37,476	37,476	37,476	37,476	37,476	37,476
Less: Capital Improvements	$228,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Debt Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Annual Cash Flow	**($82,008)**	**$119,849**	**$109,188**	**$133,886**	**$141,997**	**$157,318**	**$166,368**	**$187,094**	**$175,913**	**$237,284**
Restricted and Unrestricted Cash Balance:										
Balance at first of year	$303,154	$221,146	$340,995	$450,183	$584,069	$726,066	$883,384	$1,049,752	$1,236,846	$1,412,759
Net Annual Cash Flow Addition/(subtraction)	-$82,008	$119,849	$109,188	$133,886	$141,997	$157,318	$166,368	$187,094	$175,913	$237,284
Balance at end of year	$221,146	$340,995	$450,183	$584,069	$726,066	$883,384	$1,049,752	$1,236,846	$1,412,759	$1,650,043
"All-in" Debt Coverage	1.29	1.21	1.18	1.25	1.29	1.33	1.38	1.45	1.41	1.68
PSC Days Cash on Hand	49	116	181	258	338	425	515	614	705	826

Notes:

1) Assumes no changes in customer count or usage beyond Test Year.
2) Assumes 3.00% annual inflation beyond budget year.

Legend:

Simplified Rate Case (projected eligibility)

Conventional (Full) Rate Case

Rate Comparison – By County (1)

Utility Name	County	Utility Class	Min. Qtrly Bill (5/8 " meter)	6000 GAL	12000 GAL	15000 GAL	Effective Date
Cambridge Municipal Water Utility	n	D	$66.00	$148.50	$231.00	$272.25	5/1/2024
Village of Blue Mounds Municipal Water Utility	Dane	D	$46.20	$125.40	$204.60	$244.20	2/20/2025
Village of Maple Bluff Municipal Water Utility	Dane	D	$54.00	$122.80	$191.60	$226.00	12/26/2023
Applewood Hill Water Utility	Dane	D	$45.00	$97.68	$150.36	$176.70	1/5/2019
Village of Shorewood Hills Water Utility	Dane	D	$35.82	$87.98	$140.14	$166.22	5/30/2023
Belleville Municipal Water and Sewer Utility	Dane	C	$36.00	$71.88	$107.76	$125.70	12/1/2020
Lake Mills Light And Water Department	Jefferson	C	$34.83	$70.77	$106.71	$124.68	10/1/2023
Cross Plains Water Utility	Dane	C	$30.00	$68.28	$106.56	$125.70	7/10/2024
Madison Water Utility	Dane	AB	$42.00	$69.60	$101.70	$120.00	3/1/2023
Waterloo Water And Light Commission	Jefferson	C	$38.88	$68.70	$98.52	$113.43	9/1/2023
Deerfield Water Utility	Dane	C	$36.00	$66.90	$97.80	$113.25	9/28/2017
Watertown Water Department	Jefferson	AB	$27.00	$62.28	$97.56	$115.20	8/2/2025
Windsor Water Utility	Dane	C	$45.30	$70.56	$95.82	$108.45	3/21/2025
Village of Black Earth Water Utility	Dane	D	$36.00	$65.58	$95.16	$109.95	8/15/2019
Cottage Grove Water and Sewer Utility	Dane	C	$34.80	$63.66	$92.52	$107.82	4/1/2024
Monona Water Utility	Dane	C	$33.00	$58.08	$86.91	$101.70	7/1/2021
Jefferson Water Utility	Jefferson	C	$31.59	$59.19	$86.79	$100.59	1/1/2024
Stoughton Water Utility	Dane	AB	$39.00	$60.48	$81.96	$92.70	7/1/2025
Dane Water and Sewer Utility	Dane	D	$32.40	$56.70	$81.00	$93.15	12/1/2023
Mcfarland Water and Sewer Utility	Dane	C	$36.00	$58.02	$80.04	$91.05	5/15/2024
Mazomanie Water Utility	Dane	D	$37.56	$57.42	$77.28	$87.21	4/1/2025
City of Fort Atkinson Water Utility	Jefferson	AB	$21.71	$49.23	$76.75	$90.51	7/1/2024
Marshall Water And Sewer Utility	Dane	C	$26.70	$51.60	$76.50	$88.95	7/21/2016
Edgerton Municipal Water Utility	Dane	C	$27.16	$51.40	$75.64	$87.76	12/1/2023
Brooklyn Water Utility	Dane	D	$29.76	$52.56	$75.36	$86.76	7/26/2024
Whitewater Municipal Water Utility	Jefferson	C	$29.40	$47.28	$71.16	$83.10	4/28/2023
Johnson Creek Water Utility	Jefferson	C	$37.23	$52.47	$67.71	$75.33	6/28/2024
Verona Water Utility	Dane	AB	$21.00	$41.88	$62.76	$73.20	9/16/2019
Sun Prairie Utilities	Dane	AB	$29.91	$45.51	$61.11	$68.91	1/1/2024
Mount Horeb Water And Sewer Utility	Dane	C	$22.50	$41.10	$59.70	$69.00	6/1/2016
Oregon Municipal Water And Sewer Utility	Dane	AB	$21.00	$40.08	$59.16	$68.70	10/31/2023
Westport Water Utility District	Dane	D	$24.00	$41.58	$59.16	$67.95	8/24/2013
DeForest Municipal Water Utility	Dane	C	$21.63	$39.87	$58.11	$67.23	1/1/2021
Village of Palmyra Water and Sewer Utility	Jefferson	D	$18.54	$37.20	$55.86	$65.19	12/17/2013
Waunakee Water And Light Commission	Dane	AB	$20.25	$36.15	$52.05	$60.00	12/1/2015
Fitchburg Water Utility	Dane	AB	$18.00	$32.64	$48.76	$57.19	3/16/2024
Middleton Municipal Water Utility	Dane	AB	$17.22	$32.88	$48.54	$56.37	3/15/2022
Windsor Sanitary District Number One	Dane	C	$25.38	$34.02	$42.66	$46.98	5/31/2015

Sorted by 12 kgal consumption column

Rate Structure Changes: Public Fire Protection

- CRC allows for tariff changes, and one common change is converting PFP from levy charge to water bill
- Currently charge 264,933 to tax bill
- Due to levy limits GF Expenditures > GF Revenues
  - ✓ There is a solution to reduce GF Expenditures!
  - ✓ By moving PFP to water bill it eliminates GF expenditure line item and free up about 265k to GF budget
  - ✓ Must change as a part of or within five years of an approved Conventional Rate Case

265k PFP Conversion Estimated Impact

	Average Number of Customers by Meter Size									PFP Costs $264,933.00		
Meter Size	Residential	Multifamily Residential	Commercial	Industrial	Public Authority	Non-Customers	Totals	EQ meters Ratio	Equivalent Meters	Annual Rate	Monthly Rate	Annual PFP Rev
5/8"	697	0	72	1	3		773	1	773	$ 260.58	$ 21.72	$ 201,429.34
3/4"							0	1	0	$ 260.58	$ 21.72	$ -
1"			14	2	2		18	2.5	45	$ 651.45	$ 54.29	$ 11,726.16
1 1/4"			1				1	3.7	3.7	$ 964.15	$ 80.35	$ 964.15
1 1/2"			5				5	5	25	$ 1,302.91	$ 108.58	$ 6,514.53
2"		4	4		2		10	8	80	$ 2,084.65	$ 173.72	$ 20,846.50
2 1/2"							0	12.5	0	$ 3,257.27	$ 271.44	$ -
3"			1	1	4		6	15	90	$ 3,908.72	$ 325.73	$ 23,452.32
4"							0	25	0	$ 6,514.53	$ 542.88	$ -
6"							0	50	0	$ 13,029.06	$ 1,085.76	$ -
8"							0	80	0	$ 20,846.50	$ 1,737.21	$ -
									1016.7			$ 264,933.00

Notes:
1) Currently charge on tax bill. Current PFP Mill Rate is $1.18. On an average assessed RES property of 300,000 it would cost $352.8 annually. Based on 2024 assessments and levy.
2) Non-Customers are an estimate. More information from Village needed.

- Adds a $21.72 charge to monthly RES water bill or $260.58 annually
- Currently avg. RES AV: 300k & pay $352.80 annually.

EHLERS PUBLIC FINANCE ADVISORS

UTILITIES

SEWER FUND

Sewer: Historical Rate Performance

Shown with no increase

Component	Revenue Requirement Description	2021	2022	2023	2024	Est 2025	Budget 2026
Cash Basis							
1	Operating and Maintenance	$806,754	$719,347	$862,268	$989,005	$989,005	$989,005
2	Debt	$28,006	$35,720	$25,773	$31,291	$432,089	$161,371
3	Cash Funded Capital	$30,037	$14,288	$32,695	$16,340	$176,660	$64,548
	Less:						
	Other Revenue	$40,737	$4,630	$4,091	$3,869	$2,780	$2,780
	Interest Income	$101	$88	$16	$98	$76	$0
	Revenue Requirement (Costs less Other Income)	$823,959	$764,637	$916,629	$1,032,669	$1,594,898	$1,212,145
	User Rates Revenue	$966,835	$976,537	$993,005	$1,008,207	$972,401	$972,401
	Rate Adequacy	$142,876	$211,900	$76,376	($24,462)	($622,497)	($239,744)
	Rate Adjustment Needed	0.00%	0.00%	0.00%	2.43%	64.02%	24.65%
Utility Basis (PSC)							
1	Operating and Maintenance	$806,754	$719,347	$862,268	$989,005	$989,005	$989,005
2	Depreciation	$213,776	$207,710	$206,559	$212,215	$212,262	$215,735
	NIRB	$5,371,629	$5,165,096	$4,960,148	$4,761,127	$4,549,119	$4,471,795
3	Typical ROI (2.5%)	$134,291	$129,127	$124,004	$119,028	$113,728	$111,795
	Less:						
	Other Revenue	$40,737	$4,630	$4,091	$3,869	$2,780	$2,780
	Interest Income	$101	$88	$16	$98	$76	$0
	Revenue Requirement (Costs less Other Income)	$1,113,983	$1,051,466	$1,188,724	$1,316,281	$1,312,140	$1,313,755
	User Rates Revenue	$966,835	$976,537	$993,005	$1,008,207	$972,401	$972,401
	Rate Adequacy	($147,148)	($74,929)	($195,719)	($308,074)	($339,739)	($341,354)
	Rate Adjustment Needed	15.22%	7.67%	19.71%	30.56%	34.94%	35.10%

^Includes recommended debt coverage at 1.4x annual debt payment

Sewer: Future Projection

	Budget	Projected								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Total Revenues from User Rates[1]	$972,401	$1,086,767	$1,119,370	$1,119,370	$1,152,951	$1,187,540	$1,223,166	$1,259,861	$1,297,657	$1,297,657
Percent Increase to User Rates	**0.00%**	**11.76%**	**3.00%**	**0.00%**	**3.00%**	**3.00%**	**3.00%**	**3.00%**	**3.00%**	**0.00%**
Cumulative Percent Rate Increase	**0.00%**	**11.76%**	**15.11%**	**15.11%**	**18.57%**	**22.12%**	**25.79%**	**29.56%**	**33.45%**	**33.45%**
Dollar Amount Increase to Revenues		**$114,366**	**$32,603**	**$0**	**$33,581**	**$34,589**	**$35,626**	**$36,695**	**$37,796**	**$0**
Total Other Revenues	$2,780	$2,892	$2,985	$3,084	$3,120	$3,161	$3,195	$3,234	$3,280	$3,368
Total Revenues	$975,181	$1,089,659	$1,122,355	$1,122,454	$1,156,071	$1,190,700	$1,226,360	$1,263,095	$1,300,936	$1,301,025
Less: Expenses										
Operating and Maintenance	$989,005	$1,018,675	$1,049,235	$1,080,712	$1,113,134	$1,146,528	$1,180,924	$1,216,351	$1,252,842	$1,290,427
PILOT Payment	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200
Net Before Debt Service and Capital Expenditures	($16,024)	$68,784	$70,919	$39,542	$40,737	$41,972	$43,237	$44,543	$45,894	$8,398
Debt Service										
Existing Debt P&I	$161,371	$23,990	$23,383	$17,835	$17,348	$21,760	$21,070	$20,360	$0	$0
New (2026-2035) Debt Service P&I	$0	$19,000	$19,125	$18,875	$18,625	$18,375	$18,125	$17,875	$22,500	$36,625
Total Debt Service	$161,371	$42,990	$42,508	$36,710	$35,973	$40,135	$39,195	$38,235	$22,500	$36,625
Transfer In (Out)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: Capital Improvements	$273,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Debt Issued/Grants/Aid	$273,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Annual Cash Flow	**($177,395)**	**$25,794**	**$28,412**	**$2,832**	**$4,765**	**$1,837**	**$4,042**	**$6,308**	**$23,394**	**($28,227)**
Restricted and Unrestricted Cash Balance:										
Balance at first of year	$211,155	$33,759	$59,553	$87,965	$90,797	$95,561	$97,399	$101,440	$107,749	$131,143
Net Annual Cash Flow Addition/(subtraction)	($177,395)	$25,794	$28,412	$2,832	$4,765	$1,837	$4,042	$6,308	$23,394	($28,227)
Balance at end of year	$33,759	$59,553	$87,965	$90,797	$95,561	$97,399	$101,440	$107,749	$131,143	$102,916
"All-in"Debt Coverage	(0.10)	1.60	1.67	1.08	1.13	1.05	1.10	1.16	2.04	0.23

Notes:
1) Assumes no changes in customer count or usage beyond Test Year.
2) Assumes 3.00% annual inflation beyond budget year.

Legend:
- Increase depicted to maintain with assumed O&M inflation
- Increase needed above inflationary adjustment

UTILITIES

STORMWATER FUND

Storm: Historical Rate Performance

Shown with no increase

Revenue Requirement Component	Description	2021	2022	2023	2024	Est 2025	Budget 2026
Cash Basis							
1	Operating and Maintenance	$30,757	$18,600	$32,192	$43,833	$27,927	$27,927
2	Debt	$0	$0	$0	$0	$0	$0
3	Cash Funded Capital	$80,000	$0	$22,386	$3,824	$3,824	$0
	Less:						
	Other Revenue	$813	$765	$1,408	$1,493	$1,454	$1,454
	Interest Income	$0	$0	$0	$0	$0	$0
	Revenue Requirement (Costs less Other Income)	$109,944	$17,835	$53,170	$46,164	$30,297	$26,473
	User Rates Revenue	$40,283	$42,843	$49,756	$42,593	$43,262	$43,262
	Rate Adequacy	($69,661)	$25,008	($3,414)	($3,571)	$12,965	$16,789
	Rate Adjustment Needed	172.93%	0.00%	6.86%	8.38%	0.00%	0.00%
Utility Basis (PSC)							
1	Operating and Maintenance	$30,757	$18,600	$32,192	$43,833	$27,927	$27,927
2	Depreciation	$5,736	$7,736	$8,703	$10,636	$6,474	$7,130
	NIRB	$100,374	$132,638	$152,935	$181,935	$175,461	$194,831
3	Typical ROI (2.5%)	$2,509	$3,316	$3,823	$4,548	$4,387	$4,871
	Less:						
	Other Revenue	$813	$765	$1,408	$1,493	$1,454	$1,454
	Interest Income	$0	$0	$0	$0	$0	$0
	Revenue Requirement (Costs less Other Income)	$38,189	$28,887	$43,310	$57,524	$37,334	$38,474
	User Rates Revenue	$40,283	$42,843	$49,756	$42,593	$43,262	$43,262
	Rate Adequacy	$2,094	$13,956	$6,446	($14,931)	$5,928	$4,788
	Rate Adjustment Needed	0.00%	0.00%	0.00%	35.06%	0.00%	0.00%

Storm: Future Projection

	Budget	Projected								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Total Revenues from User Rates	$43,262	$43,262	$43,262	$43,262	$43,262	$43,262	$43,262	$44,560	$45,897	$45,897
Percent Increase to User Rates	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**3.00%**	**3.00%**	**0.00%**
Cumulative Percent Rate Increase	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**3.00%**	**6.09%**	**6.09%**
Dollar Amount Increase to Revenues	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,298**	**$1,337**	**$0**
Other Revenues										
Interest Income	$0	$323	$386	$426	$462	$496	$526	$553	$558	$567
Other Income	$1,454	$1,469	$1,483	$1,498	$1,513	$1,528	$1,543	$1,559	$1,574	$1,590
Total Other Revenues	$1,454	$1,792	$1,870	$1,924	$1,975	$2,024	$2,069	$2,111	$2,132	$2,158
Total Revenues	$44,716	$45,054	$45,132	$45,186	$45,237	$45,286	$45,331	$46,671	$48,029	$48,054
Less: Expenses										
Operating and Maintenance	$27,927	$28,765	$29,628	$30,517	$31,432	$32,375	$33,346	$34,347	$35,377	$36,438
PILOT Payment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Before Debt Service and Capital Expenditures	$16,789	$16,289	$15,504	$14,669	$13,805	$12,911	$11,985	$12,325	$12,652	$11,616
Debt Service										
Existing Debt P&I	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New (2026-2035) Debt Service P&I	$0	$3,667	$7,625	$7,375	$7,125	$6,875	$6,625	$11,250	$10,750	$10,250
Total Debt Service	$0	$3,667	$7,625	$7,375	$7,125	$6,875	$6,625	$11,250	$10,750	$10,250
Transfer In (Out)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Less: Capital Improvements	$53,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Debt Proceeds	$53,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Annual Cash Flow	**$16,789**	**$12,622**	**$7,879**	**$7,294**	**$6,680**	**$6,036**	**$5,360**	**$1,075**	**$1,902**	**$1,366**
<u>Restricted and Unrestricted Cash Balance:</u>										
Balance at first of year	$47,849	$64,638	$77,260	$85,139	$92,433	$99,113	$105,149	$110,509	$111,583	$113,485
Net Annual Cash Flow Addition/(Subtraction)	$16,789	$12,622	$7,879	$7,294	$6,680	$6,036	$5,360	$1,075	$1,902	$1,366
Balance at end of year	$64,638	$77,260	$85,139	$92,433	$99,113	$105,149	$110,509	$111,583	$113,485	$114,851
"All-in" Debt Coverage		4.44	2.03	1.99	1.94	1.88	1.81	1.10	1.18	1.13

<u>Notes:</u>
1) Assumes no changes in number of ERUs beyond Test Year.
2) Assumes 3.00% annual inflation beyond budget year.

UTILITIES

RATE IMPACT

Rate Impact: Avg. Res. User

	Water					Sewer					Stormwater							
Year	Increase	Water Vol. Charge[1]	Water User Charge[2]	Utility Bill (Monthly)	Change Over Prior Year	Increase	Sewer Vol. Charge[3]	Sewer User Charge[3]	Utility Bill (Monthly)	Change Over Prior Year	Increase	Storm User Charge[5]	Utility Bill (Monthly)	Change Over Prior Year	Utility Bill (Annual)	Change Over Prior Year	% of MHI (93,424)	Year
		Tiered	Serv. + PFP				1,000 Gal	Gen Service				Per ERU						
2025		13.75	22.00	$ 70.13			15.93	31.50	$ 87.26			2.33	$ 2.33		$ 1,916.56		2.05%	2025
2026	0.00%	13.75	22.00	$ 70.13	$ -	0.00%	15.93	31.50	$ 87.26	$ -	0.00%	2.33	$ 2.33	$ -	$ 1,916.56	$ -	2.05%	2026
2027	0.00%	13.75	22.00	$ 70.13	$ -	11.76%	17.80	35.20	$ 97.52	$ 10.26	0.00%	2.33	$ 2.33	$ -	$ 2,039.71	$ 123.15	2.18%	2027
2028	0.00%	13.75	22.00	$ 70.13	$ -	3.00%	18.34	36.26	$ 100.44	$ 2.93	0.00%	2.33	$ 2.33	$ -	$ 2,074.81	$ 35.11	2.22%	2028
2029	3.00%	14.16	22.66	$ 72.23	$ 2.10	0.00%	18.34	36.26	$ 100.44	$ -	0.00%	2.33	$ 2.33	$ -	$ 2,100.06	$ 25.25	2.25%	2029
2030	0.00%	14.16	22.66	$ 72.23	$ -	3.00%	18.89	37.35	$ 103.46	$ 3.01	0.00%	2.33	$ 2.33	$ -	$ 2,136.22	$ 36.16	2.29%	2030
2031	3.00%	14.59	23.34	$ 74.40	$ 2.17	3.00%	19.45	38.47	$ 106.56	$ 3.10	0.00%	2.33	$ 2.33	$ -	$ 2,199.46	$ 63.25	2.35%	2031
2032	0.00%	14.59	23.34	$ 74.40	$ -	3.00%	20.04	39.62	$ 109.76	$ 3.20	0.00%	2.33	$ 2.33	$ -	$ 2,237.83	$ 38.36	2.40%	2032
2033	3.00%	15.02	24.04	$ 76.63	$ 2.23	3.00%	20.64	40.81	$ 113.05	$ 3.29	3.00%	2.40	$ 2.40	$ 0.07	$ 2,304.96	$ 67.13	2.47%	2033
2034	0.00%	15.02	24.04	$ 76.63	$ -	3.00%	21.26	42.04	$ 116.44	$ 3.39	3.00%	2.48	$ 2.48	$ 0.07	$ 2,346.52	$ 41.56	2.51%	2034
2035	3.00%	15.48	24.76	$ 78.93	$ 2.30	0.00%	21.26	42.04	$ 116.44	$ -	0.00%	2.48	$ 2.48	$ -	$ 2,374.11	$ 27.59	2.54%	2035
Total Change over planning period					**$ 8.80**					**$ 29.19**				**$ 0.14**		**$ 457.55**		

Notes:

1. Current water volumetric rate is $13.75per 1,000 gallons for first 8,333 gallons used each month.
2. The water user charges include a monthly service charge of $22.00. Public fire protection charge is on the levy.
3. The current Sewer volumetric rate is $15.93 per 1,000 gallons and a service charge of $31.50 for 5/8 inch meter.
4. The usage is assumed to be 3,500 Gallons per month.

EHLERS
PUBLIC FINANCE ADVISORS

Looking Ahead

- Next Steps:
  - ✓ Updates as needed to Operating & Capital
- Early 2026:
  - ✓ 2026 Preliminary Financing Planning (2026 G.O. Notes & 2026 Revenue Bonds)

EHLERS
PUBLIC FINANCE ADVISORS


Q
&
A

September 17, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Cambridge, WI

Tax Increment District No. 4

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Casey Griffiths
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Cambridge, Wisconsin
Tax Increment District No. 4

Purpose:	State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.
District Summary:	Tax Increment District No. 4 ("District") was created on June 25, 2013 as a Mixed-Use District. The TID has an expenditure period that ends on June 25, 2028 and has a mandatory termination date of June 25, 2033. To date no amendments or extensions have been sought or granted.

Background Data:

Base Value	$10,041,000
Incremental Value (as of January 1, 2025)	$8,128,200
Year End Fund Balance (2024)*	$9,833
Projected Closure (based on current cash flow)**	2029

*Audit reflects $66,419. Open question to the auditor for potential missing expense.
**The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: The Village provided an upfront development incentive to At Home Again in the amount of $360,000. A pay-as-you go development incentive of $250,000 was also awarded. The Village also borrowed $100,000 to fund site cleanup within TID #4.

Attachments:

- TID Boundary Map
- TID Increment & Cash Flow Projection
- State Submittal (DOR Form PE-300)


134
12
Buckingham
Unnamed
Commerce
Oxford
England
Verburg
Jefferson
Pinecrest
Main
Center
Jarlsberg
Dahlen
West Ridge
Madison
High
Ash
Dowe
Elm
River
Pleasant
Mill
North
Park
Spring
Lawn
Unnamed
Marion
Allen
Water
Townsend
Sullivan
Johnson

Village of Cambridge, Wisconsin

Tax Increment District # 4

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2013	(488,700)	(488,700)	2013	1
2	2014	(11,200)	(11,200)	2014	2
3	2015	1,186,500	1,186,500	2015	3
4	2016	3,489,200	3,489,200	2016	4
5	2017	(802,900)	(802,900)	2017	5
6	2018	(84,000)	(84,000)	2018	6
7	2019	149,500	149,500	2019	7
8	2020	441,900	441,900	2020	8
9	2021	(47,000)	(47,000)	2021	9
10	2022	2,767,700	2,767,700	2022	10
11	2023	556,800	556,800	2023	11
12	2024	970,400	970,400	2024	12
13	2025		0	2025	13
14	2026		0	2026	14
15	2027		0	2027	15
16	2028		0	2028	16
17	2029		0	2029	17
18	2030		0	2030	18
19	2031		0	2031	19
20	2032		0	2032	20
	Totals	8,128,200	8,128,200		

Notes:

EHLERS
LEADERS IN PUBLIC FINANCE

Village of Cambridge, Wisconsin

Tax Increment District # 4

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	10,041,000
Estimated Creation Date	June 25, 2013		Appreciation Factor	
Valuation Date	Jan 1,	2013	Estimated Base Tax Rate	$21.72
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Periods/Termination	15	6/25/2028		
Revenue Periods/Final Year	20	2034		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	N/A
Recipient District	No		Taxable Discount Rate	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment[1]
3	2015	1,186,500	2016		686,600	2017	$24.84	17,056
4	2016	3,489,200	2017		4,175,800	2018	$23.66	98,804
5	2017	(802,900)	2018		3,372,900	2019	$21.72	73,273
6	2018	(84,000)	2019		3,288,900	2020	$21.17	69,624
7	2019	149,500	2020		3,438,400	2021	$19.86	68,302
8	2020	441,900	2021		3,880,300	2022	$19.87	77,100
9	2021	(47,000)	2022	0	3,833,300	2023	$18.54	71,085
10	2022	2,767,700	2023	0	6,601,000	2024	$18.59	122,718
11	2023	556,800	2024	0	7,157,800	2025	$17.88	127,990
12	2024	970,400	2025	0	8,128,200	2026	$17.88	145,342
13	2025	0	2026	0	8,128,200	2027	$17.88	145,342
14	2026	0	2027	0	8,128,200	2028	$17.88	145,342
15	2027	0	2028	0	8,128,200	2029	$17.88	145,342
16	2028	0	2029	0	8,128,200	2030	$17.88	145,342
17	2029	0	2030	0	8,128,200	2031	$17.88	145,342
18	2030	0	2031	0	8,128,200	2032	$17.88	145,342
19	2031	0	2032	0	8,128,200	2033	$17.88	145,342
20	2032	0	2033	0	8,128,200	2034	$17.88	145,342
Totals		**8,128,200**		**0**			**Future Value of Increment**	**2,034,030**

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

EHLERS
PUBLIC FINANCE ADVISORS

Village of Cambridge, Wisconsin

Tax Increment District # 4

Cash Flow Projection

Year	Projected Revenues: Tax Increments[1]	Projected Revenues: Other Revenue	Projected Revenues: Debt Proceeds	Projected Revenues: Total Revenues	Expenditures: State Trust Fund Loan - At Home Again 360,000 Dated Date: 01/09/17 Principal	Rate	Interest	Expenditures: State Trust Fund Loan - Debris Removal 100,000 Dated Date: 01/21/15 Principal	Rate	Interest	Payment to Village of At Home Again Land ($85,000)	PAYGO At Home Again ($250,000)	Misc Expenses	Conservation and Development	Total Expenditures	Balances: Annual	Balances: Cumulative	Balances: Principal Outstanding	Year
2013				0													(13,307)		2013
2014		1		1										119,090	119,090	(119,089)	(132,396)		2014
2015	0	805	460,000	460,805										373,751	373,751	87,054	(45,342)		2015
2016	0	1,027		1,027										1,055	1,055	(28)	(45,370)		2016
2017	17,056	862		17,918								27,674	4,023		31,697	(13,779)	(59,149)	460,000	2017
2018	98,804	875		99,679	13,788	3.50%	14,844	3,830	3.50%	4,123		26,881	4,919		68,385	31,293	(27,855)	442,382	2018
2019	73,273	1,192		74,465	16,515	3.50%	12,117	4,587	3.50%	3,366	0	26,047	28,099		90,730	(16,265)	(44,120)	421,280	2019
2020	69,624	2,061		71,685	17,061	3.50%	11,571	4,739	3.50%	3,214	5,000	25,172	8,678		75,435	(3,750)	(47,870)	399,480	2020
2021	68,302	2,931		71,233	17,690	3.50%	10,942	4,914	3.50%	3,040	5,000	24,252	3,730		69,567	1,666	(46,204)	376,876	2021
2022	81,854	2,062		83,916	18,309	3.50%	10,323	5,086	3.50%	2,868	5,000	25,786	3,860		71,231	12,685	(33,519)	353,482	2022
2023	71,088	2,062		73,150	18,950	3.50%	9,682	5,264	3.50%	2,690	10,000	27,270	2,183		76,038	(2,888)	(36,408)	329,268	2023
2024	122,718	2,064		124,782	19,588	3.50%	9,044	5,441	3.50%	2,512	10,000	28,703	3,253		78,541	46,241	9,833	304,239	2024
2025	127,990			127,990	20,298	3.50%	8,334	5,638	3.50%	2,315	10,000	30,082	5,250		81,917	46,073	55,906	278,302	2025
2026	145,342			145,342	21,009	3.50%	7,623	5,836	3.50%	2,118	10,000	33,904	5,250		85,739	59,603	115,509	251,458	2026
2027	145,342			145,342	21,744	3.50%	6,888	6,040	3.50%	1,913	10,000	32,667	5,250		84,502	60,840	176,348	223,673	2027
2028	145,342			145,342	22,488	3.50%	6,143	6,247	3.50%	1,707	10,000	31,367	5,250		83,202	62,140	238,488	194,938	2028
2029	145,342			145,342	23,292	3.50%	5,340	6,470	3.50%	1,483	10,000		10,000		56,585	88,757	327,245	165,176	2029
2030	145,342			145,342	24,108	3.50%	4,524	6,697	3.50%	1,257					36,585	108,757	436,001	134,371	2030
2031	145,342			145,342	24,951	3.50%	3,681	6,931	3.50%	1,022					36,585	108,757	544,758	102,489	2031
2032	145,342			145,342	25,817	3.50%	2,815	7,171	3.50%	782					36,585	108,757	653,515	69,501	2032
2033	145,342			145,342	26,728	3.50%	1,904	7,425	3.50%	529					36,585	108,757	762,271	35,348	2033
2034	145,342			145,342	27,664	3.50%	968	7,684	3.50%	269					36,585	108,757	871,028	(0)	2034
Total	2,038,787	15,942	460,000	2,514,729	360,000		126,743	100,000		35,206	85,000	339,805	89,745	493,896	1,630,395				Total

Notes:

1. Shown with no additional increment beyond 2025 or no change in tax rate beyond 2026 PC-202.

Legend:

Year of Annual Report

Projected TID Closure

EHLERS PUBLIC FINANCE ADVISORS

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **13111**	Municipality **CAMBRIDGE**		County **DANE**	Due date **07/01/2025**	Report type **ORIGINAL**
TID number **004**	TID type **6**	TID name **Downtown and Melster Area**	Creation date **06/25/2013**	Mandatory termination date **06/25/2033**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-26,408**

Section 3 – Revenue		Amount
Tax increment		$122,720
Investment income		
Debt proceeds		
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	Personal Property Aid	$1,166
Source	Exempt Computer Aid	$896
Total Revenue (deposits)		**$124,782**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$3,103
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name At Home Again	$28,703
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$31,956**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$66,418**
Future costs	**$724,060**
Future revenue	**$657,642**
Surplus or deficit	**$0**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	**TID New Construction Increase**	**TID New Construction Decrease**	**Prior Year Correction**	**TID Net New Construction (NNC)**
004	$0	$0	$0	$0
005	$0	$0	$300	$300
006	$0	$0	$0	$0
Total	**$0**	**$0**	**$300**	**$300**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
004	$0	$267,950,700	0.00	$1,095,508	$0
005	$300	$267,950,700	0.00	$1,095,508	$0
006	$0	$267,950,700	0.00	$1,095,508	$0
Total	**$300**	**$267,950,700**	**0.00**	**$1,095,508**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	**Increase per $100,000**
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	**TID**	**TID Net New Construction**	**Prior Year Municipal Equalized Value**	**TID Net New Construction %**	**Prior Year Adjusted Actual Levy**	**Allowable Levy Increase Attributable to TID Net New Construction**
2023	004	$18,400	$248,676,400	0.01	$1,065,773	$107
2023	005	$2,667,100	$248,676,400	1.07	$1,065,773	$11,404
2023	006	$0	$248,676,400	0.00	$1,065,773	$0
2023	**Total**	**$2,685,500**	**$248,676,400**	**1.08**	**$1,065,773**	**$11,510**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 7 – Contact Information

Contact name **Lucy Peterson**	Contact title **Administrator**
Contact email **lpeterson@ci.cambridge.wi.us**	Contact phone **(608) 423-3712**

September 17, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Cambridge, WI

Tax Increment District No. 5

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Casey Griffiths
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

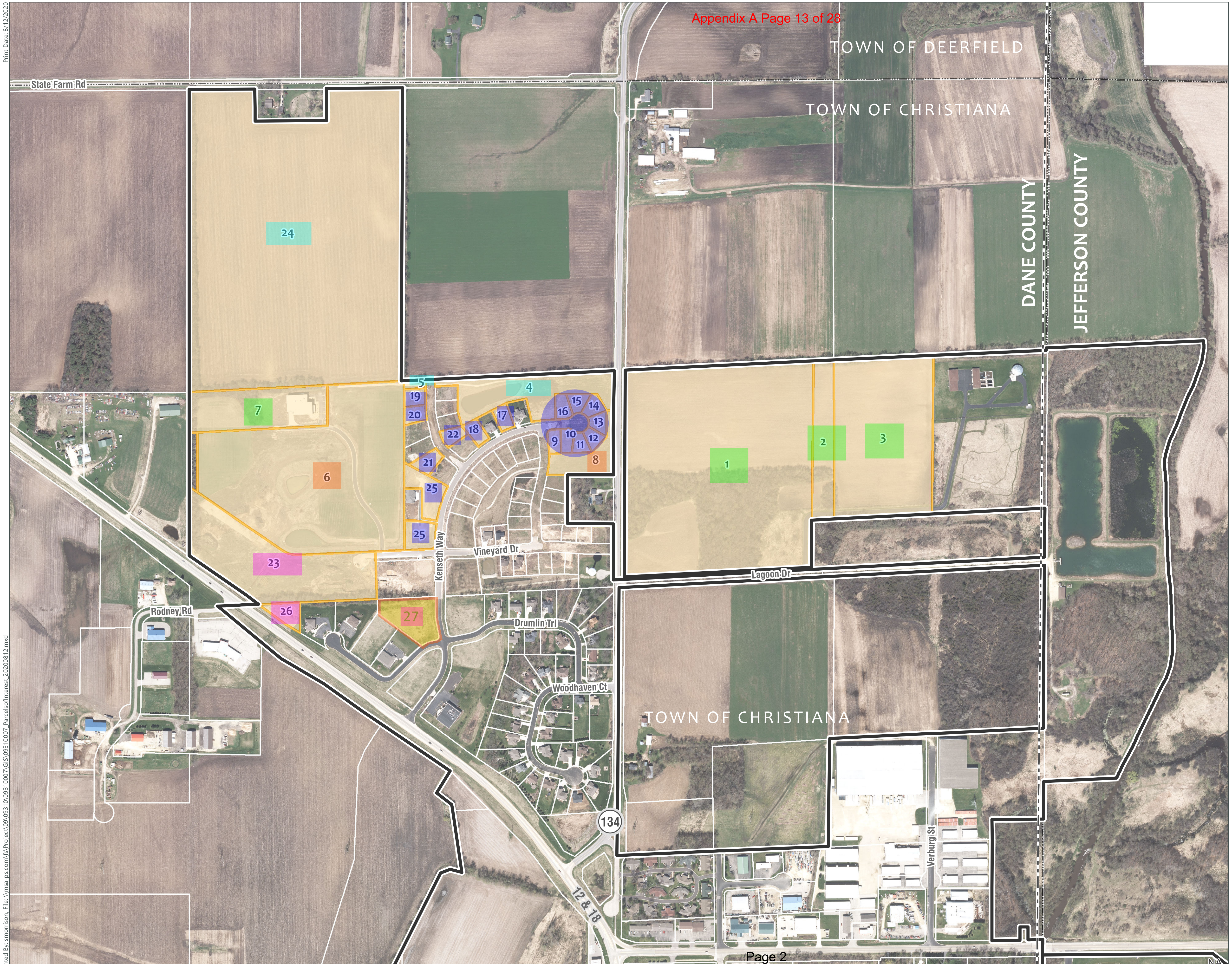
Village of Cambridge, Wisconsin
Tax Increment District No. 5

Purpose:	State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.
District Summary:	Tax Increment District No. 5 ("District") was created on September 22, 2020 as a Mixed-Use District. The TID has an expenditure period that ends on September 22, 2035 and has a mandatory termination date of September 22, 2040. To date no amendments or extensions have been sought or granted.

Background Data:	Base Value	$3,007,200
	Incremental Value (as of January 1, 2025)	$18,503,900
	Year End Fund Balance (2024)	$649,205
	Projected Closure (based on current cash flow*)	2030

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes:	TID #5 is a relatively new TID. Initial cash flow projects mimic project plan expectations that can be paid for from future projections.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment & Cash Flow Projection (Detail) • State Submittal (DOR Form PE-300)



Cambridge Area Development

Village of Cambridge Land Development

Village of Cambridge
Dane & Jefferson Counties, WI

Parcel of Interest
Municipal Boundary
Village of Cambridge

Zoning:

- Industrial
- Other/Vacant
- Commercial/Mixed
- Agriculture
- Residential

Data Sources:
Parcels: Dane Co (2020)
Municipal Boundaries: Dane & Jefferson Co (2020)
Aerial: Dane Co (2017 6in)

MSA

0 250 500 Feet

Print Date: 8/12/2020

Village of Cambridge, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	2,727,400
District Creation Date	September 22, 2020		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2020	Base Tax Rate	$21.72
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	9/22/2035		
Revenue Periods/Final Year	20	2041		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	2.20%
Eligible Recipient District	No		Taxable Discount Rate	3.70%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment[1]
1	**2020**	**229,200**	**2021**	**0**	**229,200**	**2022**	**$19.87**	**4,554**
2	**2021**	**4,934,100**	**2022**	**0**	**5,163,300**	**2023**	**$18.54**	**95,748**
3	**2022**	**2,975,700**	**2023**	**0**	**8,139,000**	**2024**	**$18.59**	**151,311**
4	**2023**	**824,400**	**2024**	**0**	**8,963,400**	**2025**	**$17.88**	**160,276**
5	**2024**	**9,540,500**	**2025**	**0**	**18,503,900**	2026	$17.88	**330,872**
6	2025		2026	0	18,503,900	2027	$17.88	**330,872**
7	2026		2027	0	18,503,900	2028	$17.88	**330,872**
8	2027		2028	0	18,503,900	2029	$17.88	**330,872**
9	2028		2029	0	18,503,900	2030	$17.88	**330,872**
10	2029		2030	0	18,503,900	2031	$17.88	**330,872**
11	2030		2031	0	18,503,900	2032	$17.88	**330,872**
12	2031		2032	0	18,503,900	2033	$17.88	**330,872**
13	2032		2033	0	18,503,900	2034	$17.88	**330,872**
14	2033		2034	0	18,503,900	2035	$17.88	**330,872**
15	2034		2035	0	18,503,900	2036	$17.88	**330,872**
16	2035		2036	0	18,503,900	2037	$17.88	**330,872**
17	2036		2037	0	18,503,900	2038	$17.88	**330,872**
18	2037		2038	0	18,503,900	2039	$17.88	**330,872**
19	2038		2039	0	18,503,900	2040	$17.88	**330,872**
20	2039		2040	0	18,503,900	2041	$17.88	**330,872**
	Totals	**18,503,900**		**0**			**Future Value of Increment**	**5,705,839**
								1,795,777

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

4) 100% of the Village taxes collected

EHLERS PUBLIC FINANCE ADVISORS

Village of Cambridge, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Projected Revenues: Interest Earnings/ (Cost)	Projected Revenues: Debt Proceeds	Projected Revenues: Total Revenues	Expenditures: 2024 WRB (TID 5 Portion) 400,000, Dated Date: 07/10/24, Prin. (5/1)	Rate	Interest	Expenditures: PROPOSED G.O. Notes 885,000, Dated Date: 06/27/26, Prin. (4/1)	Est. Rate[1]	Interest	Project Costs & COI	Professional Services (recurring)[2]	Admin. (recurring)[3]	Total Expenditures	Balances: Annual	Balances: Cumulative	Balances: Principal Outstanding	Year
2021				**0**									**1,190**	**1,190**	**(1,190)**	**409,002**	**0**	**2021**
2022	**0**			**0**									**2,269**	**2,269**	**(2,269)**	**406,733**	**0**	**2022**
2023	**95,747**			**95,747**									**2,183**	**2,183**	**93,564**	**500,297**	**0**	**2023**
2024	**151,311**		400,000	**551,311**							400,000		**2,403**	**402,403**	**148,908**	**649,205**	400,000	2024
2025	160,276	1,623		161,899	12,148	2.255%	20,484					2,500	2,225	37,358	124,542	773,746	1,272,852	2025
2026	330,872	1,934	885,000	1,217,806	12,598	2.255%	19,841		5.50%	48,675	1,490,200	2,500	2,225	1,576,039	(358,233)	415,513	1,260,253	2026
2027	330,872	1,039		331,911	13,498	2.26%	19,162	100,000	5.50%	45,925	25,000	2,500	2,225	208,311	123,600	539,114	1,146,755	2027
2028	330,872	1,348		332,220	14,398	2.26%	18,437	125,000	5.50%	39,738		2,500	2,225	202,298	129,922	669,036	1,007,357	2028
2029	330,872	1,673		332,544	15,298	2.26%	17,665	130,000	5.50%	32,725		2,500	2,225	200,413	132,132	801,167	862,058	2029
2030	330,872	2,003		332,875	332,058	2.26%	16,846	530,000	5.50%	14,575		2,500	2,225	898,204	(565,330)	235,837	0	2030
2031	330,872	590		331,461	0	2.26%	15,980	0	5.50%	0		2,500	2,225	20,705	310,756	546,594	0	2031
2032	330,872	1,366		332,238	0	2.26%	15,068	0	5.50%	0		2,500	2,225	19,793	312,446	859,039	0	2032
2033	330,872	2,148		333,019	0	2.26%	14,108	0	5.50%	0		2,500	2,225	18,833	314,186	1,173,225	0	2033
2034	330,872	2,933		333,805	0	2.26%	13,091	0	5.50%	0		2,500	2,225	17,816	315,989	1,489,214	0	2034
2035	330,872	3,723		334,595	0	2.26%	12,014	0	5.50%	0		2,500	2,225	16,739	317,855	1,807,070	0	2035
2036	330,872	4,518		335,390	0	2.26%	10,880	0	5.50%	0		2,500	2,225	15,605	319,785	2,126,855	0	2036
2037	330,872	5,317		336,189	0	2.26%	9,675	0	5.50%	0		2,500	2,225	14,400	321,789	2,448,644	0	2037
2038	330,872	6,122		336,993	0	2.26%	8,400	0	5.50%	0		2,500	2,225	13,125	323,869	2,772,513	0	2038
2039	330,872	6,931		337,803	0	2.26%	7,054	0	5.50%	0		10,000	2,225	19,279	318,524	3,091,037	0	2039
2040	330,872	7,728		338,599	0	2.26%	5,639	0	5.50%	0				5,639	332,961	3,423,998	0	2040
2041	330,872	8,560		339,432	0	2.26%	4,141	0	5.50%	0				4,141	335,291	3,759,288	0	2041
Total	5,701,283	59,555	1,285,000	7,045,838	400,000		228,484	885,000		181,638	1,915,200	45,000	43,645	3,698,967				Total

Notes:
1) Assumes WI NR GO BQ 2025 sale + 50 bps
2) Includes annual reporting services from Municipal Advisor and Auditor.
3) Includes annual DOR fees and Village staff labor.
4) Additional project costs remaining from Original Project plan which could change projected closure date.

Legend:
Projected TID Closure
Last Year of actual

EHLERS PUBLIC FINANCE ADVISORS

9/13/2025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **13111**	Municipality **CAMBRIDGE**		County **DANE**	Due date **07/01/2025**	Report type **ORIGINAL**
TID number **005**	TID type **6**	TID name **Dancing Goat**	Creation date **09/22/2020**	Mandatory termination date **09/22/2040**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$500,297**

Section 3 – Revenue	Amount
Tax increment	$151,305
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$151,305**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	$2,253
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$2,403**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$649,199**
Future costs	**$5,674,537**
Future revenue	**$5,025,338**
Surplus or deficit	**$0**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	$0	$0	$0	$0
005	$0	$0	$300	$300
006	$0	$0	$0	$0
Total	**$0**	**$0**	**$300**	**$300**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	$0	$267,950,700	0.00	$1,095,508	$0
005	$300	$267,950,700	0.00	$1,095,508	$0
006	$0	$267,950,700	0.00	$1,095,508	$0
Total	**$300**	**$267,950,700**	**0.00**	**$1,095,508**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	$18,400	$248,676,400	0.01	$1,065,773	$107
2023	005	$2,667,100	$248,676,400	1.07	$1,065,773	$11,404
2023	006	$0	$248,676,400	0.00	$1,065,773	$0
2023	**Total**	**$2,685,500**	**$248,676,400**	**1.08**	**$1,065,773**	**$11,510**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 7 – Contact Information

Contact name **Lucy Peterson**	Contact title **Administrator**
Contact email **lpeterson@ci.cambridge.wi.us**	Contact phone **(608) 423-3712**

September 17, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Cambridge, WI

Tax Increment District No. 6

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

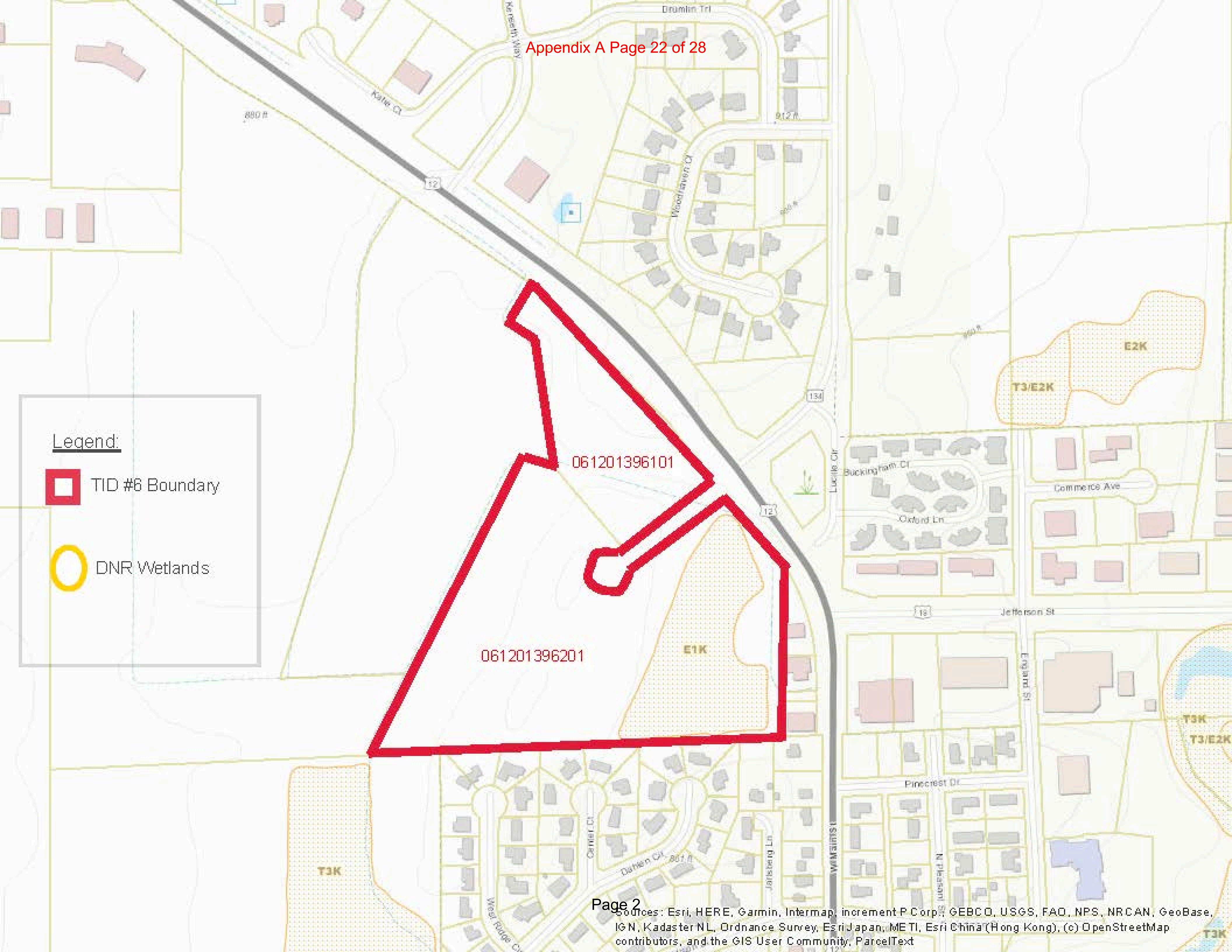
Brian Roemer
Senior Municipal Advisor
Casey Griffiths
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Cambridge, Wisconsin
Tax Increment District No. 6

Purpose:	State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.
District Summary:	Tax Increment District No. 6 ("District") was created on June 28, 2022 as a Mixed-Use District. The TID has an expenditure period that ends on June 28, 2037 and has a mandatory termination date of June 28, 2042. To date no amendments or extensions have been sought or granted.
Background Data:	Base Value: $60,700 Incremental Value (as of January 1, 2025): $3,396,500 Year End Fund Balance (2024): $(110,983) Projected Closure (based on current cash flow*): 2036 * The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.
Notes:	TID #6 is a relatively new TID. Initial cash flow projects mimic project plan expectations that can be paid for from future projections.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment & Cash Flow Projection (Detail) • State Submittal (DOR Form PE-300)


Legend:
TID #6 Boundary
DNR Wetlands
061201396101
061201396201
E1K
E2K
T3/E2K
T3K
Drumlin Trl
Kenneth Way
Katie Ct
Woodhaven Ct
Buckingham Ct
Oxford Ln
Commerce Ave
Lucille Cir
Jefferson St
England St
Pinecrest Dr
W Main St
N Pleasant St
Jarlsberg Ln
Dahlen Cir
Center Ct
West Ridge Ct
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, ParcelText

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 4: Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	60,700
District Creation Date	June 28, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2022	Base Tax Rate	$19.86
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 / 6/28/2037		
Revenue Periods/Final Year	20 / 2043		
Extension Eligibility/Years	Yes / 3	Tax Exempt Discount Rate	2.00%
Eligible Recipient District	No	Taxable Discount Rate	3.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	**2022**	**1,300**	**2023**	**0**	**1,300**	**2024**	**$15.84**	**21**
2	**2023**	**11,800**	**2024**	**0**	**13,100**	**2025**	**$15.28**	**200**
3	**2024**	**3,383,400**	**2025**	**0**	**3,396,500**	**2026**	$15.28	**51,907**
4	2025	3,200,000	2026	0	6,596,500	2027	$15.28	**100,811**
5	2026	3,200,000	2027	0	9,796,500	2028	$15.28	**149,716**
6	2027	3,200,000	2028	0	12,996,500	2029	$15.28	**198,620**
7	2028	3,200,000	2029	0	16,196,500	2030	$15.28	**247,524**
8	2029	3,200,000	2030	0	19,396,500	2031	$15.28	**296,428**
9	2030	0	2031	0	19,396,500	2032	$15.28	**296,428**
10	2031	0	2032	0	19,396,500	2033	$15.28	**296,428**
11	2032	0	2033	0	19,396,500	2034	$15.28	**296,428**
12	2033	0	2034	0	19,396,500	2035	$15.28	**296,428**
13	2034	0	2035	0	19,396,500	2036	$15.28	**296,428**
14	2035	0	2036	0	19,396,500	2037	$15.28	**296,428**
15	2036	0	2037	0	19,396,500	2038	$15.28	**296,428**
16	2037	0	2038	0	19,396,500	2039	$15.28	**296,428**
17	2038	0	2039	0	19,396,500	2040	$15.28	**296,428**
18	2039	0	2040	0	19,396,500	2041	$15.28	**296,428**
19	2040	0	2041	0	19,396,500	2042	$15.28	**296,428**
20	2041	0	2042	0	19,396,500	2043	$15.28	**296,428**
	Totals	**19,396,500**		**0**			**Future Value of Increment**	**4,602,364**

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

Legend:

Last YR Actual

EHLERS PUBLIC FINANCE ADVISORS

9/13/2025

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 5: Cash Flow Projection

Year	Projected Revenues		Expenditures								Balances			Year
			MRO[2] 1,100,000			2024 GO Bonds (TID #6 Portion) 400,000								
			Dated Date:	*Dev. Agrmt. Date*		Dated Date:	07/10/24							
	Tax Increments	Total Revenues	Prin (10/1)	Est. Rate	Interest	Prin (4/1)	Est. Rate	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2022		**0**							**32,864**	**32,864**	**(32,864)**	**(32,864)**	**1,100,000**	**2022**
2023		**0**							**65,079**	**65,079**	**(65,079)**	**(97,943)**	**1,100,000**	**2023**
2024	**21**	**21**							**13,061**	**13,061**	**(13,040)**	**(110,983)**	**1,500,000**	2024
2025	200	200				12,148	2.255%	20,484	13,061	45,694	(45,493)	(156,477)	1,487,852	2025
2026	51,907	51,907				12,598	2.255%	19,841	13,061	45,500	6,407	(150,070)	1,475,253	2026
2027	100,811	100,811	0	6.00%	66,000	13,498	2.255%	19,162	13,061	111,722	(10,910)	(160,980)	1,461,755	2027
2028	149,716	149,716	0	6.00%	66,000	14,398	2.255%	18,437	13,061	111,896	37,819	(123,160)	1,447,357	2028
2029	198,620	198,620	0	6.00%	66,000	15,298	2.255%	17,665	13,061	112,024	86,596	(36,565)	1,432,058	2029
2030	247,524	247,524	98,855	6.00%	66,000	16,198	2.255%	16,846	13,061	210,959	36,565	0	1,317,006	2030
2031	296,428	296,428	190,220	6.00%	60,069	17,098	2.255%	15,980	13,061	296,428	0	0	1,109,688	2031
2032	296,428	296,428	201,646	6.00%	48,656	17,998	2.255%	15,068	13,061	296,428	0	0	890,044	2032
2033	296,428	296,428	213,804	6.00%	36,557	18,898	2.255%	14,108	13,061	296,428	0	0	657,342	2033
2034	296,428	296,428	226,301	6.00%	23,728	20,247	2.255%	13,091	13,061	296,428	0	0	410,794	2034
2035	296,428	296,428	169,174	6.00%	10,150	21,147	2.255%	12,014	13,061	225,547	70,881	70,881	220,472	2035
2036	296,428	296,428				220,472	2.255%	10,880	30,000	261,352	35,076	105,957	0	2036
2037	296,428	296,428				0	2.255%			0	296,428	402,385	0	2037
2038	296,428	296,428				0	2.255%			0	296,428	698,813	0	2038
2039	296,428	296,428				0	2.255%			0	296,428	995,241	0	2039
2040	296,428	296,428				0	2.255%			0	296,428	1,291,669	0	2040
2041	296,428	296,428				0	2.255%			0	296,428	1,588,097	0	2041
2042	296,428	296,428				0	2.255%			0	296,428	1,884,525	0	2042
2043	296,428	296,428				0	2.255%			0	296,428	2,180,954	0	2043
Total	4,602,364	4,602,364	1,100,000		443,160	400,000		193,576	284,675	2,421,411				Total

Notes:

1) Additional projects can be added but feasibility should depend on the Village's ability to finance the projects (i.e. outstanding GO Debt Capacity) and availabile future increment to repay debt service.
2) Assumes all parameters of development agreement are met.

Legend:

Projected TID Closure

If required as district remains open.

Expenditure Period ends.

EHLERS PUBLIC FINANCE ADVISORS

9/13/2025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code 13111	Municipality CAMBRIDGE		County DANE	Due date 07/01/2025	Report type ORIGINAL
TID number 006	TID type 6	TID name	Creation date 06/28/2022	Mandatory termination date 06/28/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-97,943**

Section 3 – Revenue	Amount
Tax increment	$27
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$27**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$12,912
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$13,062**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-110,978**
Future costs	**$1,935,159**
Future revenue	**$2,046,137**
Surplus or deficit	**$0**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	$0	$0	$0	$0
005	$0	$0	$300	$300
006	$0	$0	$0	$0
Total	**$0**	**$0**	**$300**	**$300**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	$0	$267,950,700	0.00	$1,095,508	$0
005	$300	$267,950,700	0.00	$1,095,508	$0
006	$0	$267,950,700	0.00	$1,095,508	$0
Total	**$300**	**$267,950,700**	**0.00**	**$1,095,508**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	$18,400	$248,676,400	0.01	$1,065,773	$107
2023	005	$2,667,100	$248,676,400	1.07	$1,065,773	$11,404
2023	006	$0	$248,676,400	0.00	$1,065,773	$0
2023	**Total**	**$2,685,500**	**$248,676,400**	**1.08**	**$1,065,773**	**$11,510**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 7 – Contact Information	
Contact name **Lucy Peterson**	Contact title **Administrator**
Contact email **lpeterson@ci.cambridge.wi.us**	Contact phone **(608) 423-3712**

Agreement for Wastewater Treatment and Disposal Between the Village of Rockdale and Village of Cambridge

This agreement, made and entered into this .... day of ...., 20....., by and between the Village of Rockdale ("Rockdale"), and the Village of Cambridge ("Village") (together, the “Parties”).

Whereas, the Village contracts with Cambridge-Oakland Wastewater Commission (“COWC”) that owns and operates a wastewater treatment facility ("WWTF") for the purpose of treating wastewater discharged to it by its member and contract customers; and

Whereas, the Village owns and operates a sanitary sewer system ("Village Collection System") for the collection and transmission of wastewater to the COWC WWTF.

Whereas, Rockdale owns and operates a sanitary sewer collection system ("Rockdale Collection System") in the Village of Rockdale, in Dane County, Wisconsin, that collects wastewater from the Rockdale Service Area identified on Exhibit A.

Whereas, Rockdale currently collects and conveys untreated wastewater by the Rockdale Collection System to the Village of Rockdale Wastewater Treatment Plant for treatment and disposal.

Whereas, Rockdale desires that the Village provide the services of receiving the wastewater discharged by Rockdale Collection System.

Whereas, the Village agrees to accept Rockdale wastewater under the terms and conditions of this agreement, provided that Rockdale's wastewater will not have a detrimental effect on the Village Collection System, its equipment, infrastructure, processes, operation, or discharge to the COWC WWTF;

Whereas, Rockdale agrees that by entering into this agreement, it is subject to Village of Cambridge Ordinances (“Village Ordinances”) governing users of Public Services;

Now therefore, in consideration of the covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as described below:

AGREEMENT

IN CONSIDERATION of the wastewater treatment services to be provided by the Village and the sums which have been paid and will be paid by Rockdale for such services, and other good and valuable consideration contained in the mutual covenants herein, it is hereby agreed between the Village and Rockdale as follows:

1. TREATMENT AND DISPOSAL SERVICES

1.1 Rockdale Service Area. For purposes of this Agreement, the "Rockdale Service Area" is limited to the area shown on Exhibit A. Exhibit A may be modified from time to time by the written agreement of both Parties.

1.2 Acceptance of Rockdale Wastewater. During the term of this Agreement, Rockdale Collection System is authorized to convey such wastewater through the Rockdale Force Main to the Village Collection System in accordance to the terms and conditions of this agreement and Village Ordinances.

1.3 Wastewater Only. Rockdale shall only send, and the Village shall only accept, wastewater from Rockdale within the volumetric and strength limits in Village Ordinances as amended from time to time and those outlined in Section 4 below, whichever is stricter.

1.4 No Obligation to Serve Beyond Terms of Agreement. The Village's obligation to accept Rockdale wastewater is limited to the terms of this Agreement and the Village has no obligation to provide Rockdale with any other municipal or utility services beyond the terms of this Agreement.

2. ROCKDALE COLLECTION SYSTEM

2.1 Rockdale Collection System, Defined. The Rockdale Collection System consists of all facilities necessary to collect and convey wastewater originating within the Rockdale Service Area to the Rockdale Force Main. The Rockdale Collection System includes, but is not limited to, the Rockdale Lift Station located as shown on Exhibit A, the flow meter, and any sampling equipment installed at the Rockdale Lift Station.

2.2 Maintenance of Rockdale Collection System. Rockdale shall, at its cost, install, operate, monitor, secure, maintain, repair, and replace the Rockdale Collection System. These costs include, without limitation, those associated with the lift station, chemical addition, pumps, machinery and equipment, mains, laterals, manholes, flow monitoring, and metering devices. Rockdale shall also be solely responsible for the cost of abandoning any portion of the Rockdale Collection System. Rockdale shall indemnify and hold harmless the Village for any damages or costs resulting from failure to maintain the Rockdale Collection System properly.

2.3 Rockdale Collection System to Meet DNR Requirements. The construction, replacement, expansion, or abandonment of any portion of the Rockdale Collection System shall comply with State law, including all Wisconsin Department of Natural Resources ("DNR") DOA codes (such as NR 110), and DNR-approved plans.

3. ROCKDALE FORCE MAIN

3.1 Rockdale Force Main. A force main extends from the Rockdale Lift Station at County Road B in the Village of Rockdale to a new manhole and then ties into the Village Manhole No. 58, located on County Road B in the Village.

3.2 Ownership, Operation and Maintenance of the Rockdale Force Main. Rockdale owns the entire Force Main, within Rockdale and Cambridge boundaries, in accordance with the WDNR. Rockdale shall be solely responsible for, and shall bear all costs for, the operation, maintenance, monitoring, security, repair, replacement and, if necessary, the abandonment of the Force Main and associated manholes.

3.3 Rockdale Force Main to Meet WDNR Requirements. The initial construction and all subsequent replacement, expansion, and abandonment of the Rockdale Force Main must be approved by the WDNR and Village. All construction and all subsequent replacement, expansion, and abandonment provided must comply with the WDNR DOA code.

3.5 No Additional Connections to Rockdale Force Main. Without the express written permission of both the Village and Rockdale, neither the Village nor Rockdale shall permit any connection to the Rockdale Force Main other than the connection at the Rockdale Lift Station.

3.6 Impact of Annexation. Any portion of the Rockdale Force Main located within lands annexed to the Village shall remain the property of Rockdale and Rockdale shall maintain all ownership, operation, and maintenance responsibilities of the system Force Main. If the Village's ordinances or the COWC's permit require upgrades to the Force Main as a result of annexation or increased flows, Rockdale shall fund such upgrades at its sole expense.

4. LIMITS ON ROCKDALE DISCHARGE

4.1 Volumetric Limits. The volume of wastewater discharged from the Rockdale

Collection System to the Village Collection System shall not exceed 30,000 gallons per day, averaged over 12 months. A maximum daily flow shall not exceed 0.1 MGD.

4.2 Pumping and Forcemain Velocity Limits. An individual pump shall pump no more than 80 gallons per minute and velocities within the forcemain shall be a minimum of 2 feet per second when a pump is operating. The Rockdale Lift Station's pumps shall act as a single duty system, with the second pump as a backup. Written approval from the Village is required if more than one pump is to be operated simultaneously.

4.3 Strength Limits. The Rockdale wastewater shall not exceed the strength limits set forth in the Village Ordinances, including any future amendments to these Ordinances. The Village may review and revise these limits in accordance with applicable regulations, WWTF permits, and sound engineering practices, provided thirty (30) days' written notice is given to Rockdale.

4.4 Penalties for Exceedance of Limits. To determine whether Rockdale is complying with the aforementioned volumetric and strength limits, the Village may apply its Ordinance, including its monitoring, sampling, and analysis requirements. Additionally, the Village may randomly meter and sample the wastewater as described in Sections 5 and 6 below. If it is determined that Rockdale has discharged wastewater to the Village Collection System in excess of the limits of this Section 4, then Village Ordinances and the provisions of Section 9 apply.

4.5 Odor and Corrosion Mitigation. Rockdale shall be fully responsible for promptly implementing all mitigation, corrective actions, repairs, lining, replacements, coatings, or other measures necessary to address or prevent odor or corrosion conditions identified by the Village within the Village's sanitary sewer system, including but not limited to the new manhole immediately upstream of Manhole 58, Manhole 58 itself, and all downstream manholes to the Village's lift station (collectively, the "Affected Manholes"). Rockdale shall bear all costs associated with such work, including restoration of any affected areas. The Village may conduct monitoring within its limits to detect odor or corrosion conditions; such monitoring does not relieve Rockdale of its obligations. If the Village determines that immediate repairs or lining are required to protect its facilities, it may perform or contract for such work. The Village shall notify Rockdale in writing of the work required as soon as reasonably practicable. Rockdale agrees to reimburse the Village for 100% of the costs incurred for such work, including restoration, within thirty (30) days of receiving the Village's invoice.

4.6 Chemical Use and Emerging Contaminants. Rockdale shall not introduce any chemical, additive, or odor/corrosion control agent into its collection system or the Rockdale Force Main without first providing written notice to and receiving written approval from the Village. If the Village determines any such chemical is or may be detrimental to its collection system, lift stations, or COWC WWTF processes, Rockdale shall immediately discontinue or modify the additive at its sole cost and reimburse the Village for all costs, damages, or regulatory penalties. Rockdale shall prevent the discharge of emerging contaminants (including PFAS, microplastics, pharmaceuticals) and nuisance materials (flushable wipes, rags, grease, or other non-domestic-strength substances) and indemnify the Village for any damages or costs caused by such substances.

4.7 Capital Cost Contributions. If upgrades, expansions, or modifications to the Village Collection System or the COWC WWTF are required in whole or in part as a result of Rockdale's flows or loads, Rockdale shall pay its proportional share of such capital costs, based on flow and load contribution, in addition to its ongoing user charges. Payment terms shall be as provided in Sections 7 and 8.

5. METERING

5.1 Rockdale Meter. Rockdale shall own and maintain a wastewater flow meter to accurately measure the volume of wastewater discharging from the Rockdale Collection System to the Village Collection System. The flow meter ("Rockdale Meter") shall be located at the Rockdale Lift Station. Rockdale shall assume all responsibilities and costs to maintain, service, repair, and replace the Rockdale Meter. If the Rockdale Meter is replaced or modified, meter installation or modification plans shall be submitted to the Village for review and approval.

5.2 Measurement of Volume. The volume of wastewater discharged from the Rockdale Collection System into the Village Collection System shall be measured by the Rockdale Meter.

5.3 Reading of Rockdale Meter. Rockdale shall record and provide to the Village, on a monthly basis, the totalized daily flow readings from the Rockdale Meter as recorded by the flow meter or SCADA monitoring system. Such reports shall be submitted within 30 days of the following month. The Village shall have the right to access, inspect, and verify the Rockdale Meter, its data, and any related monitoring equipment at any time, with reasonable notice, for the purpose of confirming accuracy and compliance.

5.4 Access to Rockdale Lift Station. Rockdale grants the Village the right to access, inspect, and verify the Rockdale Meter, its data, and any related monitoring equipment at any time. If the Village discovers any problem, defect, or deficiency with the Rockdale Meter or Rockdale Lift Station during said visits, the Village shall promptly report it to Rockdale. Rockdale is responsible for all corrective measures.

5.5 Testing of Rockdale Meter. The Rockdale Meter shall be inspected, tested, and calibrated by a qualified technician at a minimum of once per year. The Village may request more frequent inspections, tests, and calibration if there is a reason to believe the flow meter data is inaccurate. Rockdale shall pay all expenses related to the inspection, testing, maintenance, calibration, and/or replacement of the Rockdale Meter. Rockdale shall provide the Village with notice of the inspection, testing, calibration, and maintenance at least 14 working days before the time of inspection and testing, so that the Village may, if it elects, have a representative present during the inspection and testing. Rockdale shall provide the Village with information regarding the technician's credentials and the results of such inspection, calibration, and testing within thirty (30) days after the completion thereof. The Rockdale Meter shall be maintained to provide readings within 92% - 107% of actual flow or within equipment accuracy standards, whichever is stricter.

5.6 Failure to Maintain Rockdale Meter. In the event Rockdale fails to comply with Section 5, Rockdale shall notify the Village of the violation and Rockdale has 30-days to correct the issue. If the Village is aware of the Violation, they will notify Rockdale and Rockdale has 30-days to correct the issue. If Rockdale fails to correct the violation within 30-days of the known issue (or other duration mutually agreed upon by the Village and Rockdale), the Village is authorized to test, maintain, and, if necessary, repair or replace the meter, and charge the expenses related to such testing, maintenance, and replacement to Rockdale, which Rockdale agrees to pay. The Village shall bill its costs to Rockdale and the bill shall be due as provided in Section 7. If the Rockdale Meter fails, the Village may substitute its own measurements or estimates for billing.

5.7 Retention of and Access to Records. Both Rockdale and the Village shall maintain records of metering for a period of at least three (3) years.

6. SAMPLING

6.1 Measurement of Strength. At a minimum, quarterly, Rockdale shall be responsible for the work and costs related to sampling wastewater discharged from the Rockdale Collection System into the Village Collection System. Sampling shall be representative of Rockdale's collective wastewater. The Village is allowed to review Rockdale's sampling method to determine if samples are representative. Rockdale shall provide all sample results to the Village within thirty (30) days of sample collection. The Village is allowed to request sample parameters, paid for by Rockdale, if related to new regulatory requirements or if violations of the Village Ordinance has occured.

6.2 Duplicate Sampling. The Village may sample and analyze the wastewater pursuant to its ordinance authority. Rockdale may also sample or test and shall copy the Village on the results directly from the testing lab.

6.3 Compliance. Compliance with the parameters of wastewater strength will be determined, at a minimum, by the quarterly samples. Rockdale may elect to sample more often, at their own cost. Additional samples may be included in the measurement of strength compliance if the samples are agreed to be representative by the Village.

6.4 Access to Rockdale Lift Station. Rockdale grants the Village the right to access the Rockdale Lift Station at any time for the purpose of sampling the wastewater. If the Village discovers any problem, defect or deficiency with the Rockdale Lift Station during said sampling, the Village shall report it to Rockdale within thirty (30) days. Rockdale has 30-days to correct the issue. If Rockdale fails to correct the violation within 30-days of the known issue (or other duration mutually agreed upon by the Village and Rockdale), the Village is authorized to correct the issue, and charge the expenses to Rockdale, which Rockdale agrees to pay. The Village shall bill its costs to Rockdale and the bill shall be due as provided in Section 7. Nothing herein shall authorize the Village to test, dismantle, alter or repair the Rockdale Lift Station without the express written consent of Rockdale.

6.5 Penalties for Exceedance of Limits. If Rockdale is found to be exceeding limits, the Village may apply its Ordinance, including its monitoring, sampling, and analysis requirements.

7. CONNECTIONS; CONNECTION FEE

Commented [MC1]: Need Ehlers info

7.1 Service Charge. Rockdale shall pay the Village for wastewater discharged from Rockdale's collection system into the Village's collection system for treatment a service charge on the basis of a Base Charge per meter size plus a Volume Charge per the Rockdale Lift Station sewage flow meter readings consistent with charges set by Village Ordinance.

7.2 Authorized Connection. As of the Effective Date of this Agreement, The Village agrees to recognize Rockdale as a Village user with one connection at the Village manhole. Rockdale will pay a one-time connection fee of XX dollars. At this time, no other connections to the Rockdale Collection System are permitted unless the provisions of Subsection
7.3are met.

7.3 New Residential Connections. The Village will work with Rockdale to permit new residential Rockdale users to the Rockdale Collection System, and the following requirements will need to be met.

a. The proposed connection is located within the Rockdale Service Area.

7.4 New Significant Flow Connections. The Village will work with Rockdale and consider on an individual basis any commercial user, industrial user, or residential development of 50 or more homes to the Rockdale Collection System, and the following requirements will need to be met.

a. The proposed connection is located within the Rockdale Service Area.
b. Written consent is obtained from the Village.
c. A connection fee as outlined in the Village Ordinance.

8. USER FEES: BILLING

8.1 Monthly User Fees. Rockdale agrees to pay the Village a monthly user fee comprised of a fixed service charge, and a volumetric charge.

8.2 Fixed Monthly Charge. Rockdale agrees to pay the Village a fixed monthly charge calculated based on the Rockdale connection size to the Village Collection System.

8.3 Volumetric Monthly Charge. Rockdale agrees to pay the Village a monthly volumetric charge calculated by multiplying (a) the volume of wastewater as metered at the Rockdale Meter by (b) a volumetric charge. The volumetric charge shall be the same volumetric charge imposed on a single-family residential dwelling with a 5/8" meter in the Village, (currently described in the Village Ordinances)

8.5 Billing. Rockdale agrees to administer customer billing within the Rockdale service area. The Village will bill Rockdale monthly on or before the 15th day of the month for the aforesaid monthly user fees incurred during the prior quarter. Invoices shall be due and payable within twenty (20) days of the date of the invoice. If an invoice is not fully paid within twenty (20) days, the unpaid balance will be subject to interest at the rate of one and one-half percent (1.5%) per month.

8.6 Amendments to Charges. The Fixed Monthly Charge and Volumetric Monthly Charge shall be the same charges imposed by the Village on single-family residential dwellings located in the Village.

9. REGULATIONS ON USE; ENFORCEMENT

9.1 Plumbing. All plumbing in the Rockdale Collection System shall be installed and maintained in compliance with the Village Ordinances and the Wisconsin State Plumbing Code.

9.2 Prohibition on Clear Water. Rockdale shall adhere to Village Ordinances to prevent clear water discharge from drain tile, rainwater, surface water conduits, or any other clear water source into the Rockdale Collection System.

9.3 Prohibition on Trucked Waste. Rockdale shall not permit any septic tank waste, seepage pit wastes, grease-trap waste, or any trucked liquid waste to be deposited into the Rockdale Collection System without the express written consent of the Village.

10. NOTICES

10.1 Written Notice Required. Unless otherwise provided in this Agreement, any notice, demand or other communication required or permitted under this Agreement shall be given in writing and delivered personally, by courier, by U.S. Mail or commercial delivery service.

10.2 Effective Date of Notice. Notice provided under this Agreement shall be deemed effective: (i) when personally delivered; or (ii) three (3) days after deposit with the United States Postal Service, postage prepaid, certified, return receipt requested; or (iii) one (1) business day after deposit with a nationally recognized overnight courier service, addressed by name to the party intended, at the address provided in accordance with Subsection 10.3.

10.3 Address for Notices. Notices to a party shall be provided to its respective address set forth below, or at such other person or address as may from time to time be designated by such party in writing to the other.

To Village of Rockdale:
Village of Rockdale
208 Benton Street
P.O. Box 160
Cambridge, WI 53523

To the Village of Cambridge:
Village of Cambridge
200 Spring St, Cambridge WI 53523-9218

11. EFFECTIVE DATE; TERM; TERMINATION FOR CAUSE

11.1 Effective Date. This Agreement shall become effective on [date].

11.2 Reevaluation During Term of Agreement. The Village and Rockdale agree to meet and confer at least once every five years through the term of this Agreement to discuss revisions to the Agreement necessary to accurately capture up-to-date and representative operational arrangements. Neither the Village nor Rockdale shall unreasonably withhold approval for modification of the Agreement necessary to adequately capture up-to-date and representative operational arrangements. If this Agreement terminates and Rockdale continues to take service from the Village, Rockdale shall continue to be responsible for all charges established by Section 7 unless and until either a new agreement is reached or such service is terminated.

11.3 Default and Termination.

11.3.1 Default by Rockdale. The Parties agree that the Village ordinance shall govern wastewater entering the Village. Except as otherwise provided herein, if Rockdale fails to comply with or perform any of the conditions or obligations on its part, the Village shall notify Rockdale in writing of the specific violation and provide Rockdale with a 60-day notice to correct. Rockdale shall correct said violation within 60-days of receipt of the notice to correct, including conducting sampling to assess the extent and nature of the violation or require the Rockdale user causing the discharge to correct the violation. If Rockdale fails or refuses to correct the violation within the aforesaid time period, then Rockdale may be required to halt the discharge or require the Rockdale user to halt the discharge causing or contributing to the immediate threat. The Village shall have the right to take any and all lawful measures, including court action for equitable and injunctive relief, forfeitures under the Village Ordinances and termination of service or the right to use the Village sewerage system. The discontinuance of service shall not release Rockdale from its obligations to make payments on past due services rendered under this Agreement.

11.3.2 Default by Village. Except as otherwise provided herein, if the Village fails to comply with or perform any of the conditions or obligations on its part, Rockdale shall notify the Village in writing of the specific violation and provide the Village with a 60-day notice to correct. The Village shall correct said violation within 60-days of receipt of the notice to correct, provided however, said time shall be extended (a) if more time is needed to correct said violation based upon industry custom and sound engineering practices, or (b) if the Parties agree to another date. If Rockdale fails or refuses to correct the violation within the aforesaid time period, then Rockdale shall have the right to discontinue payment of the monthly user fees established in Section 7 above until the violation is corrected. If the Village's violation causes a termination or limitation of the Village's ability to accept and dispose of wastewater from the Rockdale, then the monthly user fees established by Section 7 shall be suspended during the period of time during which the Village was unable to accept and dispose of Rockdale wastewater, and the Village shall be liable for the fees and charges incurred by Rockdale in transporting and disposing of the wastewater which the Village was obligated hereunder to take.

11.4 No Service Obligation Following Expiration or Termination. Upon the termination of this Agreement, in addition to such rights and obligations enumerated elsewhere in this Agreement, the obligation of the Village to provide wastewater treatment service to Rockdale shall cease, and the obligation of the Rockdale to pay for wastewater treatment services shall cease.

12. FORCE MAJEURE

12.1 Force Majeure. In case by reason of Force Majeure any party is rendered unable wholly or in part to carry out its obligations under this Agreement, then if such party gives notice and full particulars of such Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied on, the obligations of the party giving such notice, so far as it is affected by such Force Majeure shall be suspended during the continuance of the inability then claimed, but for no longer period, and any such party shall endeavor to remove or overcome such inability with all reasonable dispatch. Notwithstanding any Force Majeure, Rockdale shall remain responsible for any costs incurred by the Village as a result of Rockdale discharging wastewater from the Rockdale Collection System to the Village Collection System in excess of the discharge limits of Section 4. The term Force Majeure means acts of God, acts of public enemy, orders of any kind of Governmental Authorities, or of any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, explosions, breakage or accidents to machinery, or pipelines, partial or entire failure of wastewater treatment, or inability on the part of a party to receive or convey wastewater hereunder, on account of any other causes not reasonably within the control of the party claiming such inability.

13. MISCELLANEOUS

13.1 Recitals. The Parties confirm and ratify the statements and commitments contained in the Recitals. The Recitals are incorporated and made a part of this Agreement.

13.2 Agreement Supersedes Prior Agreements. This Agreement replaces all former agreements between the Village and Rockdale related to the treatment and disposal of wastewater.

13.3 Authority to Sign. The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.

13.4 Rockdale Representations. Rockdale represents and warrants to the Village that it has full authority and power to enter into this Agreement, that it has the full authority and power to enforce the provisions of this Agreement on the users of the Rockdale

Collection System within the Rockdale Service Area; that it is not a party to any agreement with any other person or entity that is inconsistent with the terms of this Agreement; and that upon execution by each party, this Agreement will immediately be a valid and binding obligation of Rockdale and the Village, enforceable in accordance with its terms.

13.5 Non-Assignability. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns, or public board(s) and commission(s). No assignment or transfer of this Agreement may be made by Rockdale or the Village without the prior written agreement of the other party, except Rockdale may assign this Agreement to a new entity established by the users of the Rockdale Collection System for the purpose of administering the Rockdale Collection System and this Agreement

13.6 Modification of this Agreement. This Agreement may be modified only by a writing signed by both Parties.

13.7 Severability. The provisions of this Agreement are severable. If any provision or part of this Agreement or the application thereof to any person or circumstance shall be held by a court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected thereby.

13.8 No Waiver. The failure of any party to insist, in any one or more instance, upon performance of any of the terms, covenants, or conditions of this Agreement shall not be construed as a waiver, or relinquishment of the future performance of any such term, covenant, or condition by the other party but the obligation of such other party with respect to such future performance shall continue in full force and effect.

13.9 Counterparts. This Agreement may be executed in one or more counterparts, all of which shall be considered but one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other party.

13.10 Survival. All express representations, indemnifications and limitations of liability included in this Agreement will survive its completion or termination for any reason.

13.11 Governing Law. This Agreement and all questions and issues arising in connection herewith shall be governed by and construed in accordance with the laws of the

State of Wisconsin. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in Dane County, Wisconsin. Each party waives its right to challenge venue.

13.12 References to Laws. Unless otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations shall include such laws, ordinances, rules, or regulations as they may be amended or modified from time to time hereafter.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of the Village of Cambridge pursuant to such resolution adopted by the Village Board on __________ 2025. This Agreement has been approved and executed by Rockdale pursuant to such resolution adopted by the Board of Directors on __________ 2025.

Village of Cambridge:

______________________	______________________
Village President	Village Clerk

Rockdale

______________________	______________________
Village President	Village Clerk

Attachment: Exhibit A: Rockdale Service Area Map

EXHIBIT A

ROCKDALE SERVICE AREA MAP

FEE SCHEDULE

Category	Fee Type	Amount
Administrative Fees	New One & Two Family Residential	$150
Administrative Fees	Additions to One & Two Family Residential	$75
Administrative Fees	New Commercial	$300
Administrative Fees	Additions to Commercial	$150
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 Inpsction	Razed Building Permit Fee	$158
Building Inspection	Moving a Building Permit	$158
Building Inspection - Accessory Structures	Accessory Structures	$0.21 per sq. ft. (Min $75) + 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. + $100 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	Deck Permit	$400 (plus Zoning, Plan Review, and Erosion Control fees
Building Inspection - Commercial	Miscellaneous Replacements	$150
Building Inspection - Commercial	Electrical Service Upgrade	$175
Building Inspection - Commercial	Outside Sewer and Water Laterals	$158
Building Inspection - Commercial	Water Heater	$150
Building Inspection - Commercial	Early Start Footings and Foundation	$375
Building Inspection - Commercial	Re-inspection and Additional Inspections	$125 per inspection
Building Inspection - Commercial	Razing Fee Commercial	$100 + $0.053/sq. ft. (Max $525)
Building Inspection - Commercial	Siding/Soffit/Fascia Permit	$200
Building Inspection - Commercial	Windows/Doors Permit	$150
Building Inspection - Commercial	Agricultural Buildings Permit	$150
Building Inspection - Commercial	Special Inspections	$75 per half hour
Building Inspection - Commercial	Sign Permit	$100, plus $1 per square feet of sign area
Building Inspection - Commercial	Sign Recopy	$50
Building Inspection - Commercial	Re-Roof Commercial	$200 + $0.11/sq. ft. over 2,500 sq. ft.
Building Inspection - Residential	New Structure and Additions – All Areas, plus mechanicals	$0.21 per sq. ft. (Min $75)
Building Inspection - Residential	Windows/Doors Permit	$75
Building Inspection - Residential	Plan Review NSFD	$200
Building Inspection - Residential	Siding/Soffit/Fascia Permit	$100
Building Inspection - Residential	Plan Review Addition	$125
Building Inspection - Residential	Zoning Permit	$150
Building Inspection - Residential	Occupancy Permit per Dwelling	$150
Building Inspection - Residential	Mechanicals – Electrical/Plumbing/HVAC	$0.07 per sq. ft. + $75 base fee each
Building Inspection - Residential	State Seal	$39
Building Inspection - Residential	Erosion Control NSFD	$250

Building Inspection - Residential	Erosion Control Addition	$125
Building Inspection - Residential	Remodels	$8.40 per $1,000 est. cost (Min $184) + mechanicals if required
Building Inspection - Residential	Swimming Pools (In-ground)	$450
Building Inspection - Residential	Deck Permit	$200 (plus Zoning, Plan Review, and Erosion Control fees
Building Inspection - Residential	Swimming Pools (Above ground)	$250
Building Inspection - Residential	Miscellaneous Replacements	$150
Building Inspection - Residential	Electrical Service Upgrade	$150
Building Inspection - Residential	Outside Sewer and Water Laterals	$300
Building Inspection - Residential	Early Start Footings and Foundation	$225
Building Inspection - Residential	Sewer Connection Fee	$1,575
Building Inspection - Residential	Park Impact Fee	$2,000
Building Inspection - Residential	Re-inspection and Additional Inspections	$80 per inspection
Building Inspection - Residential	Razing Fee Residential	$100
Building Inspection - Residential	Driveway Inspections	$100
Building Inspection - Residential	Special Inspections	$50 per half hour
Building Inspection - Residential	Re-Roof Residential	$175
Building Permit - Residential	Fence Permit	$100
Land Division	CSM	$350, plus $50 per additional lots above 2
Land Division	Preliminary Plat	$350, plus $50 per lot
Land Division	Final Plat	$350, plus $50 per lot
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 Municipal Fees	Publication Fee – Initial	$100
Other Municipal Fees	Publication Fee – Renewal	$50
Other Municipal Fees	Publication Fee – Renewal Late Fee	$250
Other Municipal Fees	Building Plan Copy Fee	$0.30 per page
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	$35/hr staff time
Public Works Permit	Snow Removal Charge	$150/hr + equipment
Public Works Permit	Grass Mowing Fee	$150 per hour + equipment
Public Works Permit	Street or Alley Closing Permit	$200
Public Works Permit	Sidewalk Construction and Repair Permit	$100
Public Works Permit	Driveway Permit	$200
Public Works Permit	Street Excavation or Opening	$200
Public Works Permit	Right of Way Construction Permit Initial Inspection	$200
Public Works Permit	Right of Way Construction Permit Bond Amount	$2,100
Public Works Permit	Sound Permit	$75
Public Works Permit	Street Use Permit (<3 blocks)	$100
Public Works Permit	Special Events - Large Scale	$350
Public Works Permit	Property Maintenance Inspections	$75/hr
Utility Permit Fee	Sewer Access for Non-Residents	$500
Utility Permit Fee	Connect to Existing Sewer	$250
Utility Permit Fee	Well Operation Permit	$300
Zoning	PUD - Master Plan	$1,000, plus technical staff review costs

Zoning	PUD - Master Plan Amendment	$500, plus technical staff review costs
Zoning	Conditional Use Permit	$800
Zoning	Rezone	$600
Zoning	Variance or Appeal to Board of Appeals	$500
Zoning	Site, Architectural and Operations Plan Review	$400, plus technical staff review costs
Zoning	Zoning Compliance / Concept Review	$300
Zoning	Comprehensive Plan Amendment	$600

FIRE-EMS 4TH QUARTER INVOICE

Cambridge Community Fire and EMS Commission (Legacy)
271 W Main St
Cambridge, WI 53523 US
+16084233511
sheila.palinkas@tn.oakland.jefferson.wi.gov

Invoice

BILL TO
Village of Cambridge 200 S. Spring Street Attn: L Peterson Cambridge, WI 53523

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
1355	10/17/2025	$147,888.00		Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Municipal Income-Village of Cambridge	Fourth Quarter Payment for 2025 Fire & EMS Operations	1	147,888.00	147,888.00

Fourth Quarter Payment for 2025 Fire & EMS Operations

BALANCE DUE **$147,888.00**

Village of Cambridge

To: Village Board of Trustees
From: Lucy Peterson, Village Administrator
Date: October 28, 2025
Subject: Proposal to Modify Village Office Hours to Enhance Staff Productivity

---

Current Office Hours:

- Monday, Wednesday, Thursday: 7:30 AM – 4:00 PM
- Tuesday: 7:30 AM – 6:00 PM
- Friday: 7:30 AM – 1:00 PM

Proposed Office Hours:

- Monday through Thursday: 9:00 AM – 4:00 PM
- Friday: 8:00 AM - 12:00 PM

Note: Based on Village Clerk records, the highest recorded counter activity on Fridays involved four individuals.

The proposed adjustment aims to improve staff productivity and attention to detail by reducing counter interruptions. With more uninterrupted time, staff can better focus on essential administrative tasks such as financial reconciliation, records management, and project planning.

Additionally, starting the public office hours at 9:00 AM will allow Village staff to conduct internal training sessions, staff meetings, and other collaborative planning activities before opening to the public. This supports professional development and operational coordination without reducing public access.

Shortened Friday hours will allow staff to complete end-of-week responsibilities while still offering limited public access. The revised schedule maintains 32 hours of public availability weekly and supports improved accuracy, employee morale, and consistent service delivery.

Additional Notes:

- Residents will be notified through signage, website updates, and social media.
- Staff will monitor the impact of this change and remain open to feedback and future adjustments.

Recommendation:

I respectfully request the Board's approval to implement the new office hours effective November 1, 2025. We believe this adjustment will enhance operational efficiency while maintaining high-quality service for our residents.