



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 14, 2025

TIME: 6:30 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. PROOF OF POSTING

4. PLEDGE OF ALLEGIANCE

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. September 23, 2025, Village Board Meeting

B. OPERATORS LICENSES

7. COMMITTEE REPORTS

A. Audit/Finance Committee

B. Economic Development

C. Fire/EMS Commission

D. Library Board

E. Personnel Committee

F. Plan Commission

8. APPROVAL OF BILLS: DISCUSSION AND POSSIBLE ACTION

9. UNFINISHED BUSINESS – ACTION REQUIRED

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

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

10. NEW BUSINESS – ACTION REQUIRED

- A. Discussion and possible action on approval of Street Use Permit for Halloween Parade – Applicant: Erica Lien.
- B. Discussion and possible action on the Extraterritorial CSM – Town of Oakland, Jefferson County, Wisconsin (Lots 8 & 9 and part of Lot 10, Block 5, Sylvan Mounds).
- C. Discussion and possible action Reviewing Village Hall Board Meetings and Committee Meetings Schedule.
- D. Discussion and possible action approving resolution #2025-05 regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.
- E. Discussion and possible action on a rezone for 313 E. Main Street.
- F. Discussion and possible action on a conditional use permit for 403 England Street.
- G. Discussion and possible action on HWY PQ Bridge Project Nominal Offer.
- H. Discussion and possible action on HWY PQ Bridge Project Payment Request.
- I. Discussion and possible action on Park Reservation Permit for Cambridge Action – Applicant: Catherine Manakas.
- J. Convene into Closed Session per 19.85(1)(c) of the Wisconsin Statutes to consider the employment, promotion, compensation or performance evaluation data of Village employees: Public Works Laborer Position.
- K. Reconvene into Open Session.
- L. Possible action taken on closed session items.

11. CORRESPONDENCE

12. PUBLIC COMMENT

13. REFERRALS

14. ANNOUNCEMENTS

- A. Public Works Committee -- October 16th, 2025, 6:00pm
- B. Water & Sewer Committee Meeting – October 21, 2025, 6:30pm
- C. Audit & Finance Committee – October 23, 2025, 7:00pm
- D. Village Board Meeting – October 28, 2025, 6:30pm

15. ADJOURNMENT

Posted: October 10, 2025

Amended: October 13, 2025, Added item 10I, 10J, 10K, & 10L.

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 Board of Trustees
Village of Cambridge, Wisconsin 53523
September 23, 2025**

Village President Breunig 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:

Schulz, Jacobson, Blackwood,
Hollenbeck, Trendel, Kreklau,
Breunig

Absent Voting Member:

None

Also Present Non-Voting Member:

Lucy Peterson, Village Administrator
Cody Garcia, Director of Public Works
Yessi Arce, Village Clerk

Rep. Joan Fitzgerald
Kathy and Tim Franz
Krisopher Tovia
Jennifer Kreklau
Julie & Bill Crist
Mary Cebertowicz
Gail Tufte
Ann Knuth
Hank Weiland
Jackie Frey

1. CALL TO ORDER

- Village President Breunig 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

- Bill Crest, 312 Oriel Lane addressed the Board of Trustees, expressing concern over the Village's financial management and emphasizing the urgent need for improved oversight and fiscal responsibility.
- Joan Fitzgerald, representative of the 46th Assembly District, offered a brief update on the state budget passed in July. She made herself available to assist the Village and its residents with any budget-related questions, provided a brief list of current grant opportunities, and shared a comparative summary of key items included in the broader state budget.
- Jackie Frey, a former resident of the Village of Cambridge now residing in the Town of Oakland, attended the meeting to express her concerns, primarily related to Fire/EMS services.

6. APPROVAL OF CONSENT AGENDA

- a. Village Board Minutes – 9/9/2025
- b. Operator license report

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

7. **REPORTS**

a. Water & Sewer Committee

- Trustee Hollenbeck apologized for not having access to her email at the time of the meeting.
- Public Works Director Garcia reported that although he initially requested the purchase of a valve exerciser, he opted to rent one instead.
- The installation of the submersible pump for Well #3 is scheduled for December 6.
- The Committee also discussed the Rockdale regionalization project, noting that Rockdale should assume full financial responsibility for associated costs.

b. Economic Development Committee

- Trustee Kreklau reported that Cathy Yerges of Collaborative 523 attended the committee meeting to provide updates on ongoing initiatives. The group discussed opportunities for collaboration with the Economic Development Committee and explored strategies to enhance future partnerships.

c. Plan Commission

- No quorum, meeting was canceled.

d. Library Board

- Trustee Trendel highlighted that September is Library Card Sign-Up Month and encouraged those without a card to get one. The library also welcomed a visit from the school superintendent and her therapy dog. Meanwhile, the Library Board continues its work on finalizing the annual budget.

e. Fire/EMS Commission

- Trustee Blackwood reported that the committee met on September 17 and discussed a proposed amendment to IGA section 4.142, recommending that municipal budget approval require unanimous consent rather than a majority vote. Although the amendment passed unanimously within the commission, it was not presented at this meeting due to timing. The committee also reviewed candidates for the Director position, with one applicant currently under consideration for an interview. Additionally, the September 17 meeting served as their budget meeting, during which a budget was finalized.

8. **APPROVAL OF BILLS: DISCUSSION AND POSSIBLE ACTION**

- Village Administrator Peterson presented the approval of bills in the amount of \$52,608.73.

MOTION: Trustee Kreklau(1), Trustee Blackwood(2) moved to approve the bills in the amount of \$52,608.73.

Motion CARRIED by the following roll call vote:

Aye: Breunig, Jacobson, Kreklau, Hollenbeck, Trendel, Blackwood, Schulz

Nay: (None)

Abstain: (None)

Absent: (None)

9. **UNFINISHED BUSINESS**

a. Discussion and possible action on Welcome to Cambridge Sign

- Director of Public Works Garcia reported that the west side sign at Kwik Trip received approval and can now be installed on the east side along Park Road. However, the proposed sign for Highway 12 was denied by Jefferson County zoning due to its residential zoning status. Garcia requested guidance from the board on how to proceed.

MOTION: Trustee Hollenbeck(1), Trustee Kreklau(2) moved to approve moving forward to install the Welcome to Cambridge sign on the west side in the Kwik Trip location.

Motion CARRIED by Voice Vote.

10. **NEW BUSINESS**

- a. Discussion and possible action on 2025 Financial Management Plan Workshop #1 – Ehlers
 - Brian from Ehlers presented an educational overview of the 2025 Financial Management Plan. The session was informational, and no formal action was taken.
- b. Discussion and possible action on 2026 Sewer Rate Study Engagement with Ehlers
 - Trustee Hollenbeck reminded residents that water and sewer services are funded by ratepayers, not tax dollars. The people using sewer are the ones paying.

MOTION: Trustee Hollenbeck(1), Trustee Kreklau(2) moved to approve the 2026 Sewer Rate Study Engagement with Ehlers.

Motion CARRIED by the following roll call vote:

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

- c. Discussion and possible action regarding Mailbox Replacement Policy
 - Public Works Director Garcia reported that this policy has been updated to align with current standards and practices.

MOTION: Trustee Hollenbeck(1), Trustee Kreklau(2) moved to approve the Mailbox Replacement Policy as presented in the packet.

Motion CARRIED by Voice Vote.

- d. Discussion and possible action regarding Snow & Ice Removal Policy
 - Public Works Director Garcia stated that having this policy provides staff with a consistent reference point, similar to those used in other communities, and offers clear guidance for public posting.

MOTION: Trustee Kreklau(1), Trustee Blackwood(2) moved to approve the Snow & Ice Removal Policy

Motion CARRIED by Voice Vote.

- e. Discussion and possible action regarding Fall Leaf Pickup Policy
 - Public Works Director Garcia stated that the item presented was merely an updated version intended to align with existing formats. No action was required or taken.

- f. Discussion and possible action regarding resolution requesting of the Jefferson County Board of Supervisors that the Village of Cambridge Library be exempted from payment of any tax for the support of the County Library Service.

MOTION: Trustee Trendel(1), Trustee Hollenbeck(2) moved to approve resolution requesting of the Jefferson County Board of Supervisors that the Village of Cambridge Library be exempted from payment of any tax for the support of the County Library Service.

Motion CARRIED by Voice Vote.

- g. Discussion and possible action regarding Village Hall Safety and Security
 - Village Administrator Peterson presented a summary of proposed ideas and staff input regarding the safety and security of Village Hall. She indicated that cost estimates will

be provided at a future meeting.

11. Correspondence

- Letter from Kenny Johnson, Friends of Cambridge Pickleball. Trustee Hollenbeck instructed staff to contact Kenny Johnson and requested that he submit his proposal to the Village.

12. Public Comment

13. Questions, Referrals to Staff or Future Agenda Items

- President Breunig informed the Board that he had been contacted by the County Supervisor regarding the timeline for the upcoming bridge construction. He requested that the Village Administrator provide the Supervisor with an updated project schedule.
- Trustee Blackwood noted she will follow up with the Village Administrator via email to confirm the details of the upcoming Fire/EMS meeting.

14. Upcoming Meetings

- A. Joint Personnel/Public Works Meeting – Thursday, September 25, 2025, at 6:30 PM
- B. Audit & Finance Committee Meeting – Monday, September 29, 2025, at 5:45 PM
- C. Plan Commission Meeting – Monday, October 13, 2025, at 5:45 PM

15. Adjournment

MOTION: Trustee Blackwood(1), Trustee Schulz(2) moved to adjourn at 8:56 p.m.

Motion CARRIED by voice vote.

I hereby certify that the foregoing was action of the Village Board on September 23, 2025.

Yessi Arce, Village Clerk/ Deputy Treasurer

Minutes approved as distributed on October 14, 2025, Village Board of Trustees meeting.

Operator License Report

October 14, 2025

Applicant Name	Business Name
Aaron Dobberstein	Cambridge Taphouse
Rachelle Lee Bauer Sorenson	Kwik Trip #1507

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL
 ALL Checks by Payee
 HOMETOWN BANK GENERAL OPERATING

Page: 1
 ACCT

Dated From: 10/14/2025 From Account:
 Thru: 10/14/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	10/14/2025	ALLIANT ENERGY/WP&L	
		#5876920000 - STREET LIGHTS	
100-00-53420-000-000		STREET LIGHTS	1,628.87
		#5876920000 - STREET LIGHTS	
	9/29/2025		
		Total	1,628.87
	10/14/2025	CAMBRIDGE ACE HARDWARE	
		DRILL BIT, FASTENERS FOR STREET SIGNS	
100-00-53311-371-000		PUBLIC WORKS - STREET SIGNS	37.55
		DRILL BIT, FASTENERS FOR STREET SIGNS	
	B173960 9/09/2025		
500-00-53700-630-200		CHLORINATION EQUIPMENT	13.99
		CHLORINE INJECTOR REPAIR - W/S	
	A286619 9/20/2025		
100-00-53311-360-000		PUBLIC WORKS - SUPPLIES	14.07
		FASTENERS	
	A286814 9/24/2025		
		Total	65.61
	10/14/2025	CAMBRIDGE ACE HARDWARE	
		PROPANE CYLINDER - WATER TESTING EQUIP	
500-00-53700-640-000		SUPPLIES AND EXPENSES	5.99
		PROPANE CYLINDER - WATER TESTING EQUIP	
	A285855 9/4/2025		
500-00-53700-630-200		CHLORINATION EQUIPMENT	3.18
		REPLACEMENT CONNECTOR- CHLORINE INJECTOR	
	A286617 9/23/2025		
500-00-53700-630-200		CHLORINATION EQUIPMENT	9.18
		CHLORINE INJECTOR REPAIR - W/S	
	A286617 9/20/2025		
		Total	18.35
	10/14/2025	CAMBRIDGE WATER & SEWER UTILITY	
		ACCT#040-0024-00 AMUNDSON WATER & SEWER	
100-00-51600-220-000		MUN BLDG - UTILITIES	310.11
		ACCT#040-0024-00 AMUNDSON WATER & SEWER	
	9/30/2025		
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	172.22
		ACCT#040-0023-00 200 W NORTH ST	
	9/30/2025		
		Total	482.33
	10/14/2025	CHARTER COMMUNICATIONS/SPECTRUM	
		WATER TOWER 2 INTERNET	
500-00-53700-681-200		TELEPHONE/INTERNET EXPENSE	90.28
		WATER TOWER 2 INTERNET	
	0101115092525 9/25/2025		
		Total	90.28

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL

Page: 2

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025 From Account:

Thru: 10/14/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
10/14/2025 CIVICPLUS LLC			
MUNICODE FULL SVC RENEWAL 12/1-11/30/26			
100-00-51420-280-000		ADMIN - COMPUTER MAINT/REPAIR	248.06
		MUNICODE FULL SVC RENEWAL 12/1-11/30/26 351744 12/1/2025	
Total			248.06
10/14/2025 COMPUTER MAGIC, INC			
OCT 2025 COMPUTER SUPPORT			
100-00-51420-280-000		ADMIN - COMPUTER MAINT/REPAIR	820.50
		OCT 2025 COMPUTER SUPPORT 13530 9/30/2025	
500-00-53700-681-300		COMPUTER SUPPORT	410.25
		OCT 2025 COMPUTER SUPPORT 13530 9/30/2025	
600-00-53700-842-000		TECHNOLOGY EXPENSES	410.25
		OCT 2025 COMPUTER SUPPORT 13530 9/30/2025	
Total			1,641.00
10/14/2025 DANE COUNTY TREASURER			
COUNTY JAIL AND DRIVER SURCHARGES SEP 25			
100-00-45100-000-000		COURT FINES/PENALTIES	388.80
		COUNTY JAIL AND DRIVER SURCHARGES SEP 25 10/1/2025	
Total			388.80
10/14/2025 DEAN HEALTH PLAN			
OCT 2025 PREMIUM-MOEN-REDFORD30%			
100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	3,218.82
		OCT 2025 PREMIUM-MOEN-REDFORD30% 2744100 9/15/20025	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	384.41
		OCT 2025 PREMIUM - REDFORD 70% 2744100 9/15/20025	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	384.41
		OCT 2025 PREMIUM -REDFORD70% 2744100 9/15/20025	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	2,159.34
		OCT 25 PREM-SCHROEDL75%,GARCIA/AMES100% 2744100 9/15/20025	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	66.27
		OCT 2025 PREMIUM SCHROEDL25%, 2744100 9/15/20025	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	66.27
		OCT 2025 PREMIUM SCHROEDL25%, 2744100 9/15/20025	
Total			6,279.52

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL

Page: 3

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025 From Account:

Thru: 10/14/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
10/14/2025 GFL ENVIRONMENTAL (LRS)			
HANDICAP ACCESSIBLE RESTROOMS-LAGOON RD			
100-00-55200-290-000	FISH PONDS - LAGOON RD		1,465.00
HANDICAP ACCESSIBLE RESTROOMS-LAGOON RD UN0000005528 9/18/2025			
Total			1,465.00
10/14/2025 GFL ENVIRONMENTAL (LRS)			
SEPT 25 FUEL SURCHARGE			
350-00-53620-390-000	OTHER SUPPLIES & EXPENSE		151.00
SEPT 25 FUEL SURCHARGE U10000261274 9/19/2025			
350-00-53620-290-000	TRASH COLLECTION CONTRACTED		5,616.94
OCT 25 TRASH COLLECTION SERVICES U10000261274 9/19/2025			
350-00-53620-295-000	RECYCLE COLLECT- CONTRACTED		3,762.00
OCT 25 RECYCLE COLLECTION SERVICES U10000261274 9/19/2025			
Total			9,529.94
10/14/2025 LEAVENS, JESSE			
REIMBURSEMENT FOR DUPLICATE PAYMENT			
100-00-51200-390-000	COURT - SUPPLY & EXPENSE		124.00
REIMBURSEMENT FOR DUPLICATE PAYMENT 10/06/2025			
Total			124.00
10/14/2025 MC FARLANE, BRYAN			
09/20 - 10/03/2025 CLEAN VILLAGE HALL			
100-00-51600-120-000	MUN BLDG - HOURLY WAGES		400.00
09/20 - 10/03/2025 CLEAN VILLAGE HALL 9/19/2025			
Total			400.00
10/14/2025 MC FARLANE, BRYAN			
9/14 - 9/26/2025 LIBRARY CLEANING			
150-00-55110-240-000	LIB BUILDING MAINT & REPAIR		375.00
9/14 - 9/26/2025 LIBRARY CLEANING 9/25/2025			
Total			375.00
10/14/2025 PITNEY BOWES BANK - POSTAGE POWER			
#8000-9090-0596-7588			
100-00-51420-311-000	ADMIN - POSTAGE		32.51
#8000-9090-0596-7588 10/3/2025			
500-00-53700-681-100	POSTAGE		16.25
#8000-9090-0596-7588 10/3/2025			

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL

Page: 4

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025 From Account:

Thru: 10/14/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
600-00-53700-851-300		POSTAGE EXPENSE	16.25
#8000-9090-0596-7588	9/30/2025		
Total			65.01

10/14/2025 SAFE BUILT, LLC
PMT#25CAM-B00016-101 SPRING ALLEY

100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		63.75
PMT#25CAM-B00016-101	SPRING ALLEY	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		85.00
PMT#25CAM-B00020 - 120	SOUTH STREET	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		55.25
PMT#25CAM-BEP00021 - 207	WAVERLY	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		55.25
PMT#25CAM-B00023 - 213	WAVERLY DR	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		553.35
PMT#25CAM-BEPH00018 - 595	COUNTRY LN	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		3,161.67
PMT#25CAM-BEPHZ00022 - 624	DRUMLIN TR	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		4,353.37
PMT#25CAM-BEPHZ00025 - 624	WHEATLAND DR	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		377.94
PMT#25CAM-BEZ00024 - 209	E MAIN ST	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		85.00
PMT#25CAM-E00005 - 102	E NORTH ST	2290644 7/31/2025	
100-00-52400-000-000	PLBG. & BLDG. INSPECTIONS		63.75
PMT#25CAM-F00005 - 511	SKOGEN RD	2290644 7/31/2025	
Total			8,854.33

10/14/2025 STATE OF WISCONSIN COURT FINES & SURCHARGES
SEP 25 CC, PENALTY, CRIME LAB SURCHARGES

100-00-45100-000-000	COURT FINES/PENALTIES		495.22
SEP 25 CC, PENALTY, CRIME LAB SURCHARGES 10/1/2025			
Total			495.22

10/14/2025 US CELLULAR
POLICE CELL PHONES OCT 2025

100-00-52100-390-000	POLICE - PHONES & SUPPLIES		197.95
POLICE CELL PHONES OCT 2025		0758120521 9/22/2025	

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL

Page: 5

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025

From Account:

Thru: 10/14/2025

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	264.64
	DPW CELL PHONE OCT 2025	0758120521 9/22/2025	
100-00-51200-390-000		COURT - SUPPLY & EXPENSE	49.26
	COURT CELL PHONE OCT 2025	0758120521 9/22/2025	
100-00-51420-221-000		ADMIN - TELEPHONE/INTERNET	49.26
	ADMIN CELL PHONE OCT 2025	0758120521 9/22/2025	
500-00-53700-681-200		TELEPHONE/INTERNET EXPENSE	49.27
	WATER CELL PHONE OCT 2025	0758120521 9/22/2025	
		Total	610.38

10/14/2025 VESTIS

MATS - AS OF 10/07/2025

100-00-51600-390-000		MUN BLDG - SUPPLIES	178.99
	MATS - AS OF 10/07/2025	6140681451 10/07/2025	
		Total	178.99

10/14/2025 VILLAGE OF DEERFIELD

COURT FINES - SEP 2025

100-00-45100-000-000		COURT FINES/PENALTIES	518.00
	COURT FINES - SEP 2025	10/1/2025	
		Total	518.00

10/14/2025 VILLAGE OF ROCKDALE

COURT FINES - SEP 2025

100-00-45100-000-000		COURT FINES/PENALTIES	63.00
	COURT FINES - SEP 2025	10/1/2025	
		Total	63.00

10/14/2025 VISA

CAMBRIDGE ACE -

920-00-55190-390-000		CABLE TV-SUPPLIES & EXPENSE	25.19
	CAMBRIDGE ACE -	9/29/2025	
		Total	25.19

10/14/2025 VISA

AMAZON - PAPER TOWELS AMUNDSON BLDG

100-00-51600-390-000		MUN BLDG - SUPPLIES	47.68
	AMAZON - PAPER TOWELS AMUNDSON BLDG	9/01/2025	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	15.99
	AMAZON-SUN GOLD COPY PAPER	9/01/2025	

10/10/2025 11:44 AM

In Progress Checks - Full Report - ALL

Page: 6

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025

From Account:

Thru: 10/14/2025

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	25.48
		DOLLAR GEN - OFFICE SUPPLIES 9/07/2025	
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	33.45
		AMAZON - CABLE TIES, DESK STAND FOR COMP 9/08/2025	
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	-27.17
		AMAZON REFUND DESK STAND 9/12/2025	
100-00-51420-330-000		ADMIN TRAINING/MILEAGE	125.00
		CMC CERTIFICATION PROGRAM - Y ARCE 9/10/2025	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	20.89
		AMAZON-PRIVACY PANEL FOR DESK 9/10/2025	
100-00-51600-240-000		MUN BLDG - MAINT & REPAIR	369.98
		AMAZON - VACUUM CLEANER & RUG CLEANER 9/11/2025	
500-00-53700-681-500		STAFF TRAINING	61.35
		WRWA CERTIFICATION - L FARRAR 9/12/2025	
500-00-53700-681-500		STAFF TRAINING	61.35
		WRWA CERTIFICATION - L FARRAR 9/12/2025	
100-00-51420-320-000		ADMIN - SUBSCR/PRINTING	21.09
		ADOBE - MONTHLY 9/14/2025	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	30.38
		AMAZON-SURGE PROTECTOR, PEN HOLDER 9/18/2025	
100-00-51420-330-000		ADMIN TRAINING/MILEAGE	478.64
		LEAG OF WI MINI-L PETERSON 9/17-9/19/25 9/18/2025	
100-00-51420-330-000		ADMIN TRAINING/MILEAGE	94.32
		LEAG OF WI MINI-L PETERSON 9/17-9/19/25 9/19/2025	
100-00-51420-330-000		ADMIN TRAINING/MILEAGE	-47.16
		LEAG OF WI MINI-L PETERSON 9/17-9/19/25 9/21/2025	
100-00-51420-330-000		ADMIN TRAINING/MILEAGE	92.80
		VALET PARKING- LEAG OF WI MUNI LPETERSON 9/21/2025	
500-00-53700-630-200		CHLORINATION EQUIPMENT	20.95
		USPS-TO RETURN CHLORINE PUMP FOR WARRANT 9/24/2025	
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	23.74
		AMAZON -ELECTRIC FUEL PUMP FOR 1996 MULE 9/25/2025	
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	136.00
		AMAZON-MIL HAMMER DRILL REPLACEMENT 9/25/2025	
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	40.10
		NEXT GEN/US CELL - PHONE FOR BLAKE PW 9/26/2025	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	4.99
		AMAZON - SHEET PROTECTORS 9/28/2025	

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In Progress Checks - Full Report - ALL

Page: 7

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 10/14/2025

From Account:

Thru: 10/14/2025

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	18.99
	9/30/2025	CCSI EFAX	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	20.48
	9/3/2025	AMAZON - WHITE COPY PAPER	
500-00-53700-640-000		SUPPLIES AND EXPENSES	10.24
	9/30/2025	AMAZON - WHITE COPY PAPER	
100-00-53311-390-000		PUBLIC WORKS - MISC	13.88
	9/30/2025	AMAZON-PHONE CASE/SCREEN PROTECTOR-BLAKE	
600-00-53700-851-000		OFFICE SUPPLIES & EXPENSES	10.24
	9/30/2025	AMAZON - WHITE COPY PAPER	
		Total	1,703.68
		Grand Total	35,250.56

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In Progress Checks - Full Report - ALL
ALL Checks by Payee
HOMETOWN BANK GENERAL OPERATING

Page: 8
ACCT

Dated From: 10/14/2025 From Account:
Thru: 10/14/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	23,230.05
Total Expenditure from Fund # 150 - LIBRARY FUND	375.00
Total Expenditure from Fund # 350 - REFUSE & RECYCLING FUND	9,529.94
Total Expenditure from Fund # 500 - WATER UTILITY	1,202.96
Total Expenditure from Fund # 600 - SEWER UTILITY	887.42
Total Expenditure from Fund # 920 - CAMBRIDGE/OAKLAND CABLE TV	25.19
Total Expenditure from all Funds	35,250.56

LP



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

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)		-

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
<i>Tax Rate Delta (\$)</i>	<i>\$0.74</i>	<i>\$0.85</i>
Sample Property Value	\$232,500	\$232,500
Taxes on Sample Property	\$ 1,872.61	\$ 2,069.31
<i>Taxes Delta (\$)</i>	<i>\$ 171.12</i>	<i>\$ 196.70</i>
<i>Taxes Delta (%)</i>	<i>10.1%</i>	<i>10.5%</i>

	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
<i>Tax Rate Delta (\$)</i>	<i>\$1.43</i>	<i>\$0.51</i>
Sample Property Value	\$239,700	\$239,700
Taxes on Sample Property	\$ 2,025.68	\$ 2,148.65
<i>Taxes Delta (\$)</i>	<i>\$ 343.26</i>	<i>\$ 122.97</i>
<i>Taxes Delta (%)</i>	<i>20.4%</i>	<i>6.1%</i>

Based off Estimated Assessed Value!

Certified 11/1/25 by DOR

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?**

Beyond FY26 Budget: Rev & Exp Forecast Assumptions

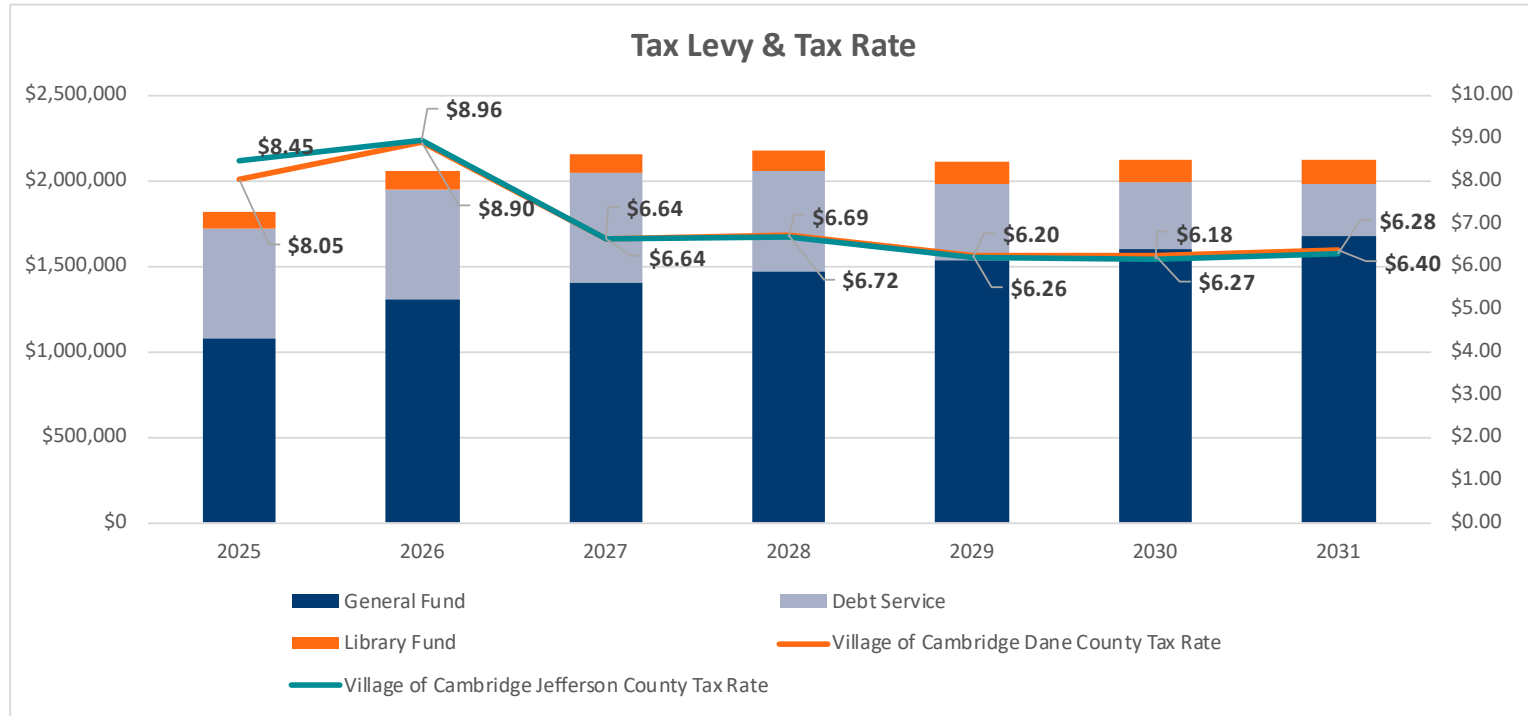
- Levy Forecast: 1% Net New Construction
- Non-Levy Forecast: Flat

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

Allowable Levy Forecast 2027-2031

	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
<i>Total Levy Need Net of Debt</i>	<i>1,415,640</i>	<i>1,517,659</i>	<i>1,589,243</i>	<i>1,662,963</i>	<i>1,738,778</i>	<i>1,816,599</i>
Levy Limits						
Pre- Adjustment Allowable Levy	1,159,552	1,202,585	1,227,863	1,240,235	1,338,119	1,451,774
<i>Levy Need Net of Debt Surplus/(Deficit)</i>	<i>(256,088)</i>	<i>(315,075)</i>	<i>(361,380)</i>	<i>(422,727)</i>	<i>(400,658)</i>	<i>(364,825)</i>
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	-	-	-

Projected Summary Tax Levy & Rate



Expenditure Restraint Qualification

Budget Year	2026	2027	2028	2029	2030	2031
Payment Year	2027	2028	2029	2030	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



Village of Cambridge, WI 2025 FMP

CAPITAL

Background – Current G.O. Debt

Year Ending	Existing 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	
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:

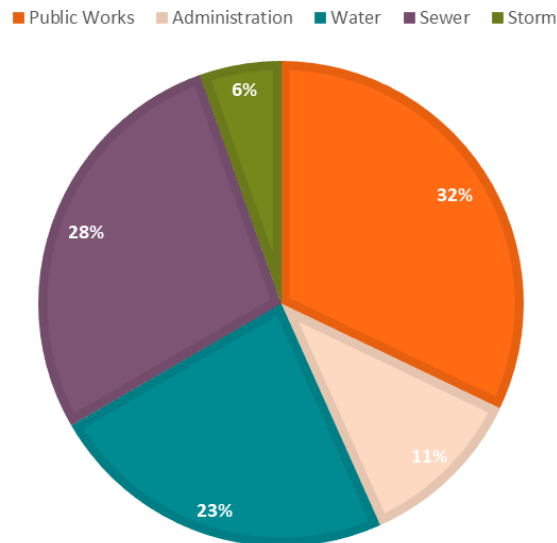
Represents +/- 25% Change over previous year

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	

2026 CIP BY DEPARTMENT



Capital Needs

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

CIP Financing Plan Tax Impact

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

Debt Service Levy		Levy and Tax Rate				Year Ending
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	
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						

Impact of CIP on G.O. Debt Capacity

Existing Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit
2025	334,740,800	16,737,040	2,984,316	18%
2026	357,939,705	17,896,985	2,553,654	14%
2027	382,746,388	19,137,319	2,140,452	11%
2028	409,272,276	20,463,614	1,715,944	8%
2029	437,636,517	21,881,826	1,350,022	6%
2030	467,966,515	23,398,326	1,077,667	5%
2031	500,398,506	25,019,925	788,831	3%
2032	535,078,166	26,753,908	493,476	2%
2033	572,161,269	28,608,063	196,517	1%
2034	611,814,382	30,590,719	27,915	0%
2035	654,215,618	32,710,781	14,197	0%
2036	699,555,432	34,977,772		0%
2037	748,037,481	37,401,874		0%
2038	799,879,534	39,993,977		0%

Proposed Debt					
Proposed 2025 Taxable GO Notes	Proposed 2026 G.O. Notes	Combined Principal: Existing & Proposed	% of Limit	Residual Capacity	Year Ending
700,000		\$3,684,316	22%	\$13,052,724	2025
509,134	1,020,000	\$4,082,788	23%	\$13,814,197	2026
305,768	1,020,000	\$3,466,220	18%	\$15,671,100	2027
146,037	970,000	\$2,831,982	14%	\$17,631,632	2028
73,019	900,000	\$2,323,041	11%	\$19,558,785	2029
0	795,000	\$1,872,667	8%	\$21,525,658	2030
0	690,000	\$1,478,831	6%	\$23,541,095	2031
0	585,000	\$1,078,476	4%	\$25,675,433	2032
0	475,000	\$671,517	2%	\$27,936,547	2033
0	320,000	\$347,915	1%	\$30,242,804	2034
0	255,000	\$269,197	1%	\$32,441,584	2035
0	160,000	\$160,000	0%	\$34,817,772	2036
0	80,000	\$80,000	0%	\$37,321,874	2037
0	0	\$0	0%	\$39,993,977	2038

Initial Capital Planning Assessment

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



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



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

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Debt Service (P&I)
- + Capital funded from rates
- Less Non-rate Revenue
- = Total Revenue Requirements

Utility Basis - PSC

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Depreciation
- + Rate of Return on Rate Base
- Less Non-Rate Revenue
- = Total Revenue Requirements

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



UTILITIES

WATER FUND

Water: Historical Rate Performance

		Shown with no increase				Est	Budget
Component	Revenue Requirement Description	2021	2022	2023	2024	2025	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

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



UTILITIES

SEWER FUND

Sewer: Historical Rate Performance

		Shown with no increase				Est	Budget
Component	Revenue Requirement Description	2021	2022	2023	2024	2025	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 2026	2027	2028	2029	2030	Projected 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		Shown with no increase				Est	Budget
Component	Description	2021	2022	2023	2024	2025	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
Restricted and Unrestricted Cash Balance:										
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

Notes:
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

Year	Water					Sewer					Stormwater				Utility Bill (Annual)	Change Over Prior Year	% of MHI (93,424)	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				
		<u>Tiered</u>	<u>Serv. + PFP</u>				<u>1,000 Gal</u>	<u>Gen Service</u>				<u>Per ERU</u>						
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.

Looking Ahead

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



September 17, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Cambridge, WI

Tax Increment District No. 4



Prepared by:

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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)



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:

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.

Village of Cambridge, Wisconsin

Tax Increment District # 4

Cash Flow Projection

Year	Projected Revenues				Expenditures										Balances			Year	
				Total Revenues	State Trust Fund Loan - At Home Again 360,000			State Trust Fund Loan - Debris Removal 100,000			Payment to Village of At Home Again Land (\$85,000)		PAYGO At Home Again (\$250,000)	Misc Expenses	Conservation and Development	Total Expenditures	Principal		
	Tax Increments ¹	Other Revenue	Debt Proceeds		Dated Date: Principal	01/09/17 Rate	Interest	Dated Date: Principal	01/21/15 Rate	Interest	Annual	Cumulative	Outstanding						
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

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



Prepared by:

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N19W24400 Riverwood Drive,
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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

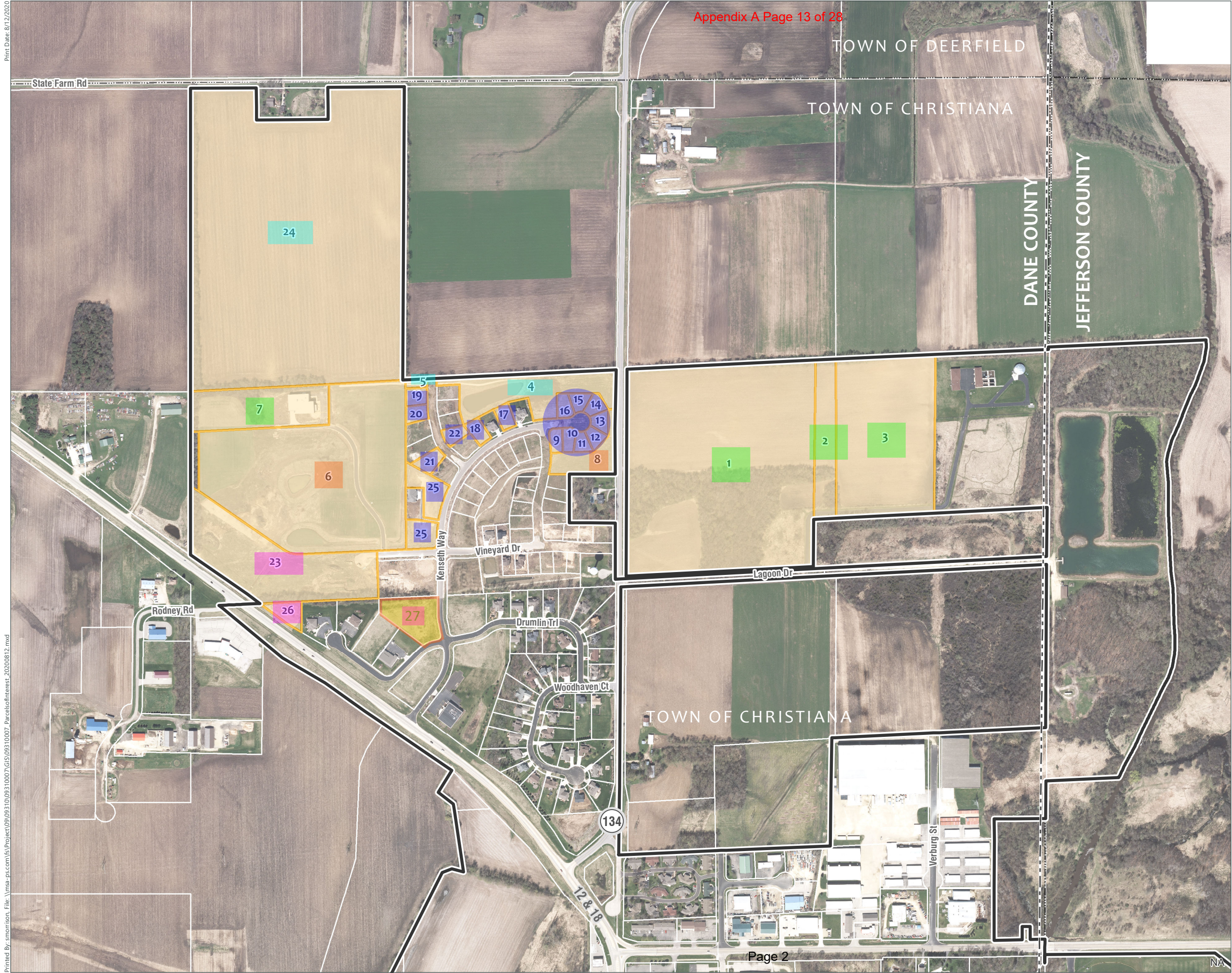
* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

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)

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

Notes:

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

4) 100% of the Village taxes collected

1,795,777

Village of Cambridge, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Projected Revenues				Expenditures									Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Debt Proceeds	Total Revenues	2024 WRB (TID 5 Portion) 400,000			PROPOSED G.O. Notes 885,000			Professional Services Admin.		Total Expenditures	Principal				
					Dated Date: Prin. (5/1)	Rate	Interest	Dated Date: Prin. (4/1)	Est. Rate ¹	Interest	Project Costs & COI	(recurring) ²		(recurring) ³	Annual	Cumulative		Outstanding
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

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



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

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 5: Cash Flow Projection

Year	Projected Revenues		Expenditures							Balances			Year	
	Tax Increments	Total Revenues	MRO ² 1,100,000			2024 GO Bonds (TID #6 Portion) 400,000			Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
			Dated Date: Prin (10/1)	Dev. Agrmt. Date Est. Rate	Interest	Dated Date: Prin (4/1)	Est. Rate	Interest						
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 available 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.

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



Village of Cambridge, WI

2025 Financing Plan

October 14, 2025 Village Board Meeting

Why are we here?

- Village has un-reimbursable operating expenses and equipment purchases totaling 700k
 - ✓ If borrowing for operating expenses as general obligation it needs to be taxable
- Ehlers to identify financing options
- Ehlers to identify impacts

Financing Options

- Through external lender (General Obligation Debt)
 - ✓ Current Debt Limit 16,737,040 &
 - ✓ Current GO Debt Outstanding 3,198,516
 - ✓ Capacity 13,538,524
 - ✓ Local bank, State Trust Fund Loan Program, Municipal Security
- Interfund advance
 - ✓ CON: inability to levy for payment

Financing Options

- STFL
- Village sent 700k request to local banks:

- ✓ Bank First

- Rate: 5.98% (20-year fixed); Fees: \$2,400; AIC: 6.3%; No prepay penalty

- ✓ Badger Bank

- Rate: 6.65% (10-year fixed); Fees: \$500; AIC: 6.9%; No prepay penalty

- ✓ Bank of Deerfield

- Rate: 5.50% (5-year fixed); Fees: \$2,000; AIC: 5.9%; Prepay penalty not discussed; Deposit relationship (100k)

Current General Obligation Loan Interest Rates (eff. 09/06/2025)

Loan Term	Interest Rate
2 Years	5.00%
3 - 5 Years	5.00%
6 - 10 Years	5.50%
11 - 20 Years	6.25%

Financing Options

- While Bank of Deerfield is lowest AIC quote, the deposit relationship may be a deterrent
- Negotiating rate down with Bank First would achieve all goals
- Ask to structure debt within existing debt profile

Existing debt structure

Year Ending	Existing Debt									Year Ending
	Total G.O. Debt Payments	Less: Water	Less: Sewer	Less: TID #4	Net Tax Levy	Tax Levy Change from PY	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	
2025	761,910	(52,590)	(25,160)	(36,585)	647,575		566,523,400	\$1.14	\$228.61	2025
2026	525,151	(51,360)	(24,583)	(36,585)	412,623	(234,952)	609,424,400	\$0.68	\$135.41	2026
2027	494,810	(50,115)	(23,990)	(36,585)	384,120	(28,503)	627,160,045	\$0.61	\$122.50	2027
2028	493,015	(53,780)	(23,383)	(36,585)	379,268	(4,852)	645,872,587	\$0.59	\$117.44	2028
2029	421,698	(47,423)	(17,835)	(36,585)	319,855	(59,413)	665,617,275	\$0.48	\$96.11	2029
2030	317,395	(36,215)	(17,348)	(36,585)	227,248	(92,608)	686,452,483	\$0.33	\$66.21	2030
2031	323,995	(39,995)	(21,760)	(36,585)	225,655	(1,593)	708,439,889	\$0.32	\$63.70	2031
2032	320,060	(38,665)	(21,070)	(36,585)	223,740	(1,915)	731,644,664	\$0.31	\$61.16	2032
2033	310,800	(37,300)	(20,360)	(36,585)	216,555	(7,185)	756,135,663	\$0.29	\$57.28	2033
2034	173,680	(40,800)	0	(36,585)	96,295	(120,260)	781,985,643	\$0.12	\$24.63	2034
2035	14,695	0		0	14,695	(81,600)	809,271,476	\$0.02	\$3.63	2035
2036	14,695				14,695	0	838,074,385	\$0.02	\$3.51	2036
2037	0				0	(14,695)	868,480,191	\$0.00	\$0.00	2037
Total	3,409,995	(395,653)	(170,328)	(329,267)	2,514,748					Total

Notes:

Legend:

Represents +/- 25% Change over previous year

Financing Structure

Year Ending	Equipment (Levy) Portion				Operating (Levy) Portion			
	Principal	Est. Rate ¹	Interest	Total	Principal	Est. Rate	Interest	Total
2026	0	5.98%	13,100	13,100	190,866	5.98%	23,054	213,920
2027	0	5.98%	13,100	13,100	203,366	5.98%	11,266	214,632
2028	73,018	5.98%	10,916	83,934	86,713	5.98%	2,593	89,305
2029	73,018	5.98%	6,550	79,568	0	5.98%	0	0
2030	73,019	5.98%	2,183	75,203	0	5.98%	0	0
Total	219,055		45,848	264,904	480,945		36,912	517,857

Year Ending	Totals		
	Principal (6/1)	Interest	Total
2026	190,866	36,153	227,019
2027	203,366	24,366	227,732
2028	159,731	13,509	173,240
2029	73,018	6,550	79,568
2030	73,019	2,183	75,203
Total	700,000	82,761	782,761

Financing Structure

Year Ending	Existing Debt					Proposed Debt								Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	2025 Taxable GO Notes 700,000 Dated: 12/1/2025 Total Prin. and Int.	Debt Service Levy		Taxes					
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$200,000 Home	Annual Taxes Change from PY	Annual Taxes Difference From Existing		
2026	412,623	(227,019)	609,424,400	\$0.68	\$135.41	227,019	639,642	0	\$1.05	\$210		\$74.50	2026	
2027	384,120	(28,503)	627,160,045	\$0.61	\$122.50	227,732	611,852	(27,790)	\$0.98	\$195	(\$15)	\$72.62	2027	
2028	379,268	(4,852)	645,872,587	\$0.59	\$117.44	173,240	552,507	(59,344)	\$0.86	\$171	(\$24)	\$53.65	2028	
2029	319,855	(59,413)	665,617,275	\$0.48	\$96.11	79,568	399,423	(153,084)	\$0.60	\$120	(\$51)	\$23.91	2029	
2030	227,248	(92,608)	686,452,483	\$0.33	\$66.21	75,203	302,450	(96,973)	\$0.44	\$88	(\$32)	\$21.91	2030	
2031	225,655	(1,593)	708,439,889	\$0.32	\$63.70	0	225,655	(76,795)	\$0.32	\$64	(\$24)	\$0.00	2031	
2032	223,740	(1,915)	731,644,664	\$0.31	\$61.16	0	223,740	(1,915)	\$0.31	\$61	(\$3)	\$0.00	2032	
2033	216,555	(7,185)	756,135,663	\$0.29	\$57.28	0	216,555	(7,185)	\$0.29	\$57	(\$4)	\$0.00	2033	
2034	96,295	(120,260)	781,985,643	\$0.12	\$24.63	0	96,295	(120,260)	\$0.12	\$25	(\$33)	\$0.00	2034	
2035	14,695	(81,600)	809,271,476	\$0.02	\$3.63	0	14,695	(81,600)	\$0.02	\$4	(\$21)	\$0.00	2035	
2036	14,695	0	838,074,385	\$0.02	\$3.51	0	14,695	0	\$0.02	\$4	(\$0)	\$0.00	2036	
2037	0	(14,695)	868,480,191	\$0.00	\$0.00	0	0	(14,695)	\$0.00	\$0	(\$4)	\$0.00	2037	
Total	2,514,748					782,761						\$246.59	Total	
Total cost of new debt to sample taxpayer														

Moving Forward

- Recommend reaching out to Bank First (or all three) to renegotiate
 - ✓ Structured payments over five years
 - ✓ No deposit relationship
 - ✓ Taxable GO Notes

Motion/vote should state desired financing option for Ehlers/staff to pursue

STREET USE PERMIT APPLICATION

Village of Cambridge, Wisconsin

200 Spring Street, P.O. Box 99 53523 (608) 423-3712

APPLICANT NAME Erica Lien	TELEPHONE (608) 444-8413
ADDRESS 725 W Water St	CITY/STATE/ZIP Cambridge Wi 53523
ORGANIZATION INFORMATION (IF APPLICABLE)	
ORGANIZATION NAME Pleasantime Child care caeter	ORGANIZATION ADDRESS 725 w water st
PRESIDENT/DIRECTOR NAME Erica Lien	TELEPHONE 608-444-8413
CONTACT NAME Erica Lien	TELEPHONE 608-423-9655
DESCRIBE YOUR REQUEST	
PROPOSED USE FOR STREET PERMIT: Halloween Parade for the kids to show costumes before trick or	
treating downtown	
STREET REQUESTED: N spring, W North, and Park st	FROM: 5:15pm TO: 5:40pm
DATE and TIMES REQUESTED Oct 23rd 5:15-5:40	NUMBER of PEOPLE EXPECTED 125
FEE: NONE	
<i>The applicant agrees to abide by Village of Cambridge ordinances. You may be required to furnish a certificate of comprehensive general liability insurance or a performance bond prior to being granted the permit. The Village of Cambridge is not responsible for injuries or damages resulting from the activities for which the permit is granted.</i> <i>The Village President or a law enforcement officer has the authority to revoke a permit or terminate an event in progress if the event organizers fail to comply with any of the regulations in the street use policy or conditions stated in the permit, or if the health, safety and welfare of the public appears to be endangered by activities as a result of the event or the event is in violation of any of the conditions of the permits or ordinances of the Village of Cambridge.</i>	
SIGNATURE 	DATE sep. 24 2025

OFFICE USE ONLY

Recommendation from Cambridge Police Department:

- I recommend **approval** of the permit
- I recommend **refusal** of the permit

Reasons if refusal:

Officer Signature:

Approved by Village Board:

Valid Dates

JEFFERSON COUNTY
CERTIFIED SURVEY MAP NO. _____



PREPARED BY:
**WILLIAMSON SURVEYING
AND ASSOCIATES, LLC**

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
1-608-255-5705 WILLIAMSONSURVEYING.COM

Located in the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin. Including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Jefferson County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds more particularly described as follows:

Commencing at the North ¼ corner of said Section 8; thence N 88°31'20" W along the north line of said NW ¼, 2193.98 feet; thence S 35°49'11" E, 3043.00 feet to a found ¾" rebar with cap at the northwest corner of said Lot 8 also being the point of beginning.

thence continue S 35°49'11" E along the southerly right of way of Ripley Road, 170.96 feet to a found 1" iron pipe; thence S 41°29'53" W, 181.35 feet to a found ¾" rebar at the meander line of Lake Ripley; thence N 38°07'43" W along said meander line, 199.01 feet to the northerly line of said Lot 8; thence N 50°29'11" E along said northerly line, 185.33 feet to the point of beginning. This description includes all land between the described meander line and the ordinary high water line from the northerly and southerly side lines extended and is 0.94 acres or 41,025 sq. ft. to the ordinary high water or 0.77 acres or 33,559 sq. ft. to the meander line.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____
Chris W. Adams S-2748
Professional Land Surveyor

OWNERS & PREPARED FOR

MARIC TRUST
10500 E LOST CANYON #25
SCOTTSDALE, AZ 85255

SITE ADDRESS:
W9077 RIPLEY ROAD
CAMBRIDGE, WI 53523

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin. Including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds

SCALE 1" = 100'

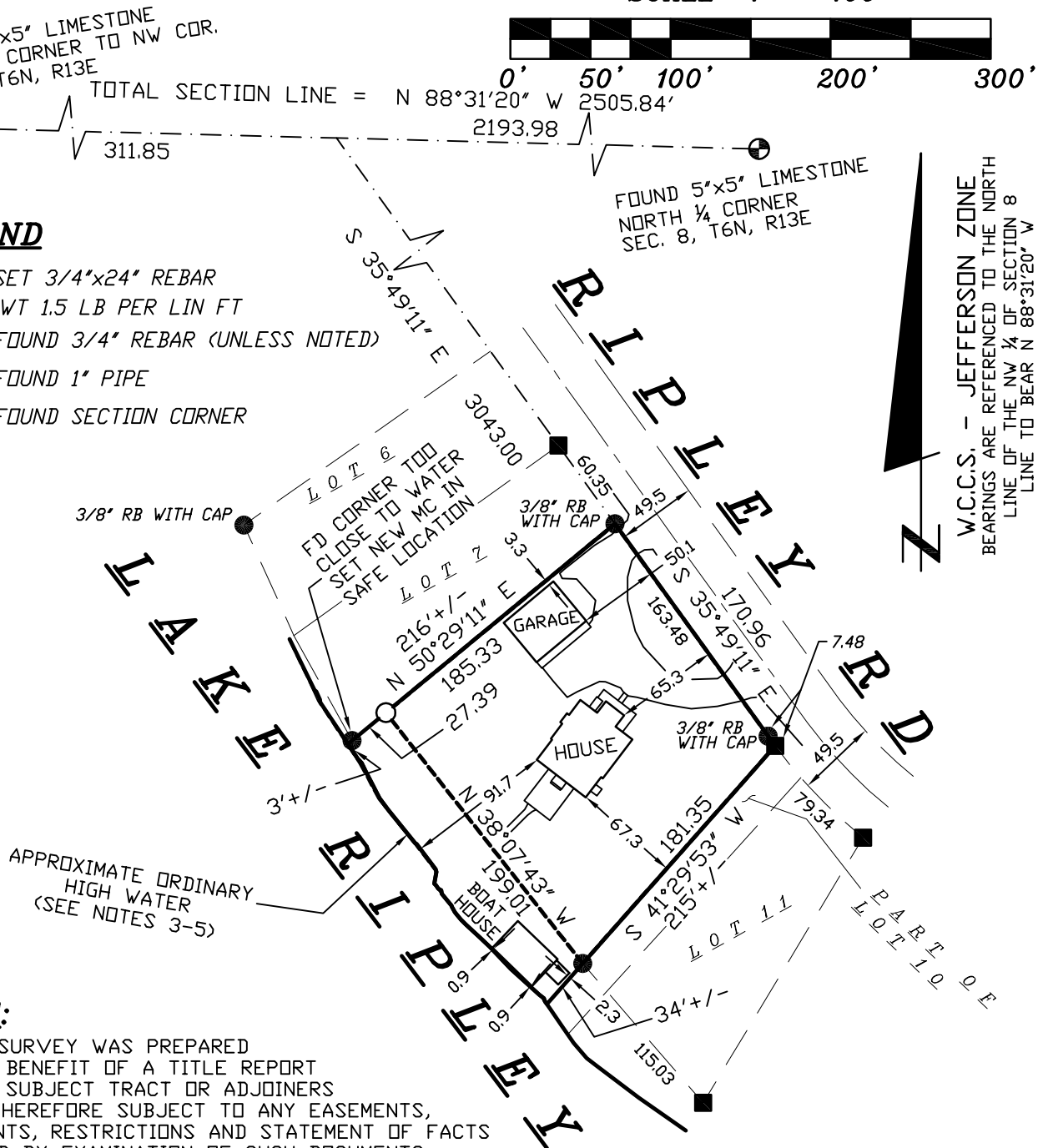
FOUND 5"x5" LIMESTONE
MEANDER CORNER TO NW COR.
SEC. 8, T6N, R13E

TOTAL SECTION LINE = N 88°31'20" W 2505.84'



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER



W.C.S. - JEFFERSON ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW ¼ OF SECTION 8
LINE TO BEAR N 88°31'20" W

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS & FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.
- 3.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
4. APPROXIMATE ORDINARY HIGH-WATER MARK IS SHOWN FOR REFERENCE ONLY.
- 5.) ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin. Including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Town of Oakland and Jefferson County for approval.

WITNESS the hand seal of said owners this _____day
of _____, 20____.

Maric Trust

STATE OF _____>
_____ COUNTY>

Personally came before me this _____ day of _____, 20____ the above named Zoran Maric to me known to be the trustee of the Maric Trust and the person who executed the foregoing instrument and acknowledge the same.

_____County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD APPROVAL

This certified survey map is hereby acknowledged and approved by the Town of Oakland on this _____day of _____, 20____.

Authorized Signature

VILLAGE OF CAMBRIDGE APPROVAL

This certified survey map in the Town of Oakland is hereby acknowledged and approved by the Village of Cambridge on this _____day of _____, 20____.

Authorized Signature

JEFFERSON COUNTY APPROVAL

Approved for recording by the Planning and Zoning Committee of Jefferson County on _____.

Authorized Signature

SURVEYORS SEAL



Village of Cambridge – Monthly Meeting Calendar

 Committee / Board	 Schedule	 Time
Economic Development Committee	First Monday of each month	5:30 PM
Plan Commission	Second Monday of each month	6:30 PM
Joint Law Enforcement	Second Tuesday of each month	5:30 PM
Water & Sewer / Public Works Committee	Third Tuesday of each month	6:30 PM
Village Board	Second Thursday of each month	6:30 PM
Audit & Finance / Personnel Committee	Last Wednesday of each month	6:30 PM

November 2025

 Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct 26	27	28	29	30	31	Nov 1
2	3 5:30 PM Economic Develop	4	5	6	7	8
9	10 6:30 PM Plan Commission	11 5:30 PM Joint Law Enforcer	12	13 6:30 PM Village Board	14	15
16	17	18 6:30 PM Public Works 6:30 PM Water & Sewer	19	20	21	22
23	24	25	26 6:30 PM Audit Finance 6:30 PM Personnel Commit	27	28	29
30	Dec 1	2	3	4	5	6

**VILLAGE OF CAMBRIDGE
DANE COUNTY, WISCONSIN**

**RESOLUTION NO. 2025-05
A RESOLUTION INITIATING THE RIGHT OF WAY DISCONTINUANCE PROCESS UNDER WIS.
STAT. § 66.1003(4) FOR A PORTION OF LUCILLE CIRCLE**

RECITALS

- A. The Village of Cambridge currently maintains Lucille Circle within the Village.
- B. A portion of Lucille Circle, depicted in Exhibit A, and legally described in Exhibit B, can be accessed only by private roads and provides no exclusive access to any property.
- C. The Village has determined that the public interest requires that the portion of Lucille Circle as described in Exhibits A and B be discontinued because its continued maintenance by the Village serves no public purpose.

RESOLUTION

The Village Board of the Village of Cambridge hereby resolves as follows:

- 1. The public interest requires that Lucille Circle, in the area depicted on Exhibit A, be discontinued and vacated.
- 2. Village staff are authorized to take any action and execute any documents necessary for preparing to implement the discontinuance of Lucille Circle.
- 3. Village staff are further authorized to work with adjacent property owners to allow the Village to acquire any real estate interest in the right-of-way proposed to be discontinued.
- 4. A public hearing on the discontinuance of Lucille Circle will be held at a time and place at least 40 days after adoption of his resolution.

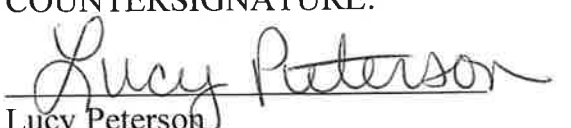
Adopted by the Village Board on the 27th day of May 2025.

SIGNATURE:



Kris Bruenig
Village President

COUNTERSIGNATURE:



Lucy Peterson
Treasurer/Deputy Clerk/Deputy Administrator



BEARINGS FOR THIS SURVEY ARE REFERENCED TO RIGHT-OF-WAY PROJECT 3080-00-22. THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1 IS ASSUMED TO BEAR N00°12'40"W.

VILLAGE

U.S.H. 12/18

OF

U.S.H. 12



I, Bradley L. Tisdale, Professional Land Surveyor S-2824, do hereby certify that I have surveyed and mapped the property shown hereon to the best of my knowledge and belief and that this map is a true and correct representation thereof and that I have complied with Wisconsin Administrative Code AE-7.

Bradley L. Tisdale

05/23/2025

BRADLEY L. TISDALE
PLS #S-2824

DATE



LUCILLE CIRCLE
VILLAGE OF CAMBRIDGE
CAMBRIDGE, WI

DISCONTINUANCE EXHIBIT

PROJECT NO.
09310004
SHEET
1 OF 1

CENTER
SECTION 1
3/4" IRON ROD

LOT 1
CSM #9330

EAST LINE OF THE
SE 1/4 OF SEC. 1

LUCILLE CIRCLE

CAMBRIDGE

COURTS II

CONDOMINIUM

LUCILLE CIRCLE
TO BE DISCONTINUED

19,547 S.F.
0.449 ACRES

S00°12'40"E
119.95'

N86°58'49"E
4.10'

NORTH
CAMBRIDGE
CONDOMINIUM

U.S.H. 18

CAMBRIDGE

S 1/4 CORNER
SECTION 1
ALUMINUM MON.

N00°12'40"W
541.44'

N39°12'19"W
111.43'

52.44'

58.99'

137.69'

N37°16'49"W
13.58'

N47°28'39"E
112.23'

98.65'

S00°12'43"E
53.24'

66.01'
N88°44'36"E

Lucille Circle Discontinuance

Legal Description

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 6 North, Range 12 East, Village of Cambridge, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 1; thence $N00^{\circ}12'40''W$ along the east line of the Southeast Quarter of said Section 1, 541.44 feet; thence $S39^{\circ}12'19''E$, 58.99 feet to the intersection of the easterly right-of-way of Lucille Circle and the northerly right-of-way of U.S.H. 18 and the **Point of Beginning**;

Thence $N39^{\circ}12'19''W$ along the northeasterly right-of-way of U.S.H. 12 and 18, 111.43 feet;

Thence $N37^{\circ}16'49''W$ along the northeasterly right-of-way of U.S.H. 12 and 18, 137.69 feet;

Thence $N47^{\circ}28'39''E$ along the northeasterly right-of-way of U.S.H. 12 and 18, 13.58 feet to the southernmost corner of CSM 9330, recorded as Document #3125025 in Vol. 53, P. 38-39;

Thence continuing $N47^{\circ}28'39''E$ along the southeast line of said CSM 9330, 98.65 feet to the southeast corner of said CSM 9330;

Thence $S00^{\circ}12'43''E$, 53.24 feet;

Thence $N88^{\circ}44'36''E$, 66.01 feet to the easterly right-of-way of Lucille Circle, being a point on the west line of Cambridge Courts II, a Condominium Plat;

Thence $S00^{\circ}12'40''E$ along the west line of said Cambridge Courts II, 119.95 feet to the southwest corner of said Cambridge Courts II;

Thence $N86^{\circ}58'49''E$ along the south line of said Cambridge Courts II, 4.10 feet to the northwest corner of North Cambridge Condominium;

Thence $S00^{\circ}13'22''E$ along the west line of North Cambridge Condominium, 100.22 feet to the **Point of Beginning**.

Said parcel contains 19,547 square feet or 0.449 acres, more or less.

Village of Cambridge Plan Commission – Rezoning Application Form

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

	Owner/agent	Contractor
Name		
Address		
Phone		

Legal Description _____ ¼ _____ ¼ S _____ T _____ N, R _____ E, Village of Cambridge

Tax Parcel # _____

Address: _____

Current Zoning _____

Requested Zoning Classification _____

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

1 Name	_____	Address	_____
2 Name	_____	Address	_____
3 Name	_____	Address	_____
4 Name	_____	Address	_____

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

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

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

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

SIGNATURE: _____

DATE: _____

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

**VILLAGE OF CAMBRIDGE PLAN COMMISSION
REZONING APPLICATION FORM**

I, Melanie L. Rumpf, agent for the owner do hereby petition the Plan Commission to grant a Zoning Amendment as follows:

OWNER/AGENT: Owner: Oakland Cambridge Presbyterian Church
 Agent: Melanie L. Rumpf
 Owner Address: 313 East Main St., Cambridge, WI 53523
 Agent Address: 529 Townsend St., Cambridge, WI 53523
 Agent Phone: 608-575-6603
 Agent E-mail: mlrumpf@gmail.com

Legal Description: Outlot 29 of the Revised and Consolidated Assessor's
 Plat of the Village of Cambridge

Tax Parcel #: 111/0612-121-7249-4

Current Zoning: R-L

Requested Zoning: R-M with conditional use.

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

SEE ATTACHED

REASON FOR YOUR REQUEST: When the Village of Cambridge unilaterally amended their zoning maps, the Village, without owner input, placed a zoning indication on parcel 111/0612-121-7228-1 (f/k/a parcel 111/0612-121-7227-0 as R-M with no conditional use and parcel 111/0612-121-7249-4 as R-L. The church has been in existence since 1849 and the parking lot for the church has been in existence since 1972. Proposed operation is that of a church where religious services are held together with other community functions. The parking lot is for the patrons. There are presently two employees.

ATTACHED SITE PLAN: See attached maps and information from MSA. Lot lines are identified – utilities, roadways and easements are indicated on the map - the dimension and location of existing structures within 200 feet of subject lot lines are not shown – the dimension and location of proposed structures and parking facilities are shown and set forth in attached documents – location and classification of existing and proposed zoning – see attached map from MSA.

ABUTTING PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE LOT LINES

Village of Cambridge
PO Box 99
Cambridge, WI 53523

Sandra Farmer
314 South Street
Cambridge, WI 53523

Geoffrey T. Brown
Jennifer L. Brown
312 South Street
Cambridge, WI 53523

Christian G. Krueger
Michelle Krueger
317 South Street
Cambridge, WI 53523

Steven Struss
313 South Street
Cambridge, WI 53523

John Carrig
Karen Lacke Carrig
309 South Street
Cambridge, WI 53523

Arden L. Benzing
Marcia L. Benzing
310 South Street
Cambridge, WI 53523

Lorien B. Gray
307 E. Main Street
Cambridge, WI 53523

John Udovc
305 E. Main Street
Cambridge, WI 53523

Oakland Cambridge Presbyterian Church
313 E. Main Street
Cambridge, WI 53523

Teresa M. Engels
Stephe J. Engels
407 E. Main Street
Cambridge, WI 53523

Caitlin Marks
411 E. Main Street
Cambridge, WI 53523

Mark Touhey
Judith Schroeder
309 E. Main Street
Cambridge, WI 53523

Samantha Dalsing
N4328 South Street
Cambridge, WI 53523

Conditional Use Permit Application

To the Village of Cambridge Plan Commission:

The undersigned owner of the property described below petitions you to approve the following request for a conditional use permit.

PROPERTY LOCATION	
Street Address	
Legal Description	
Tax Parcel #	
Current Zoning (circle one):	BG BP MU BH BC LDR MDR HDR I A C P PUD
CONTACT INFORMATION	
	OWNER
	OWNER'S AGENT
Name	
Address	
Phone	
DESCRIBE YOUR REQUEST	
1. Current Use of the Property:	
2. Proposed Use of the Property:	
SUBMIT THE FOLLOWING WITH YOUR PERMIT APPLICATION (AS APPLICABLE)	
☐ A list of all property owners with 100 feet of lot line:	
Name	Address
Name	Address
Name	Address
Name	Address
☐ Proposed signage and dimensions (see separate application form)	
☐ Plan of Operations Form (attached)	
☐ Site plan (show existing & proposed buildings, lot lines, set backs, parking, easements, utilities, floodplains etc.)	
☐ Grading, drainage, erosion control plan	
☐ Building materials and plans	
☐ Landscaping plan	
☐ Lighting plan (location, type, size and number of proposed lights)	
☐ \$350 Fee (made payable to Village of Cambridge)	
CERTIFICATION	
I (We) hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.	
OWNER/AGENT	DATE:
Melanie Rumpf	8/27/25

CONDITIONAL USE PERMIT APPLICATION

To the Village of Cambridge Plan Commission:

I, Melanie L. Rumpf, agent for the owner, petitions to you to approve the following request for a conditional use permit.

OWNER/AGENT: Owner: Oakland Cambridge Presbyterian Church
 Agent: Melanie L. Rumpf
 Owner Address: 313 East Main St., Cambridge, WI 53523
 Agent Address: 529 Townsend St., Cambridge, WI 53523
 Agent Phone: 608-575-6603
 Agent E-mail: mlrumpf@gmail.com

Legal Description: Outlot 29 of the Revised and Consolidated Assessor's
 Plat of the Village of Cambridge

Tax Parcel #: 111/0612-121-7249-4

Current Zoning: R-L

Requested Zoning: R-M with conditional use.

Contact information: see above.

Current Use of the Property: Church and parking lot

Proposed Use of the Property: Church and parking lot

Names and addresses of all property owners within 100 feet of subject site lot lines:

SEE ATTACHED

Proposed signage – none on rezoned parcel

Plan of Operation – only when the Church is being used.

Site Plan – see attached map.

Grading, drainage, erosion control plan – none submitted

Building materials and plans – not applicable.

Landscaping plan – none submitted

Lighting plan - none submitted

ABUTTING PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE LOT LINES

Village of Cambridge
PO Box 99
Cambridge, WI 53523

Sandra Farmer
314 South Street
Cambridge, WI 53523

Geoffrey T. Brown
Jennifer L. Brown
312 South Street
Cambridge, WI 53523

Christian G. Krueger
Michelle Krueger
317 South Street
Cambridge, WI 53523

Steven Struss
313 South Street
Cambridge, WI 53523

John Carrig
Karen Lacke Carrig
309 South Street
Cambridge, WI 53523

Arden L. Benzing
Marcia L. Benzing
310 South Street
Cambridge, WI 53523

Lorien B. Gray
307 E. Main Street
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John Udovc
305 E. Main Street
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Oakland Cambridge Presbyterian Church
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411 E. Main Street
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Mark Touhey
Judith Schroeder
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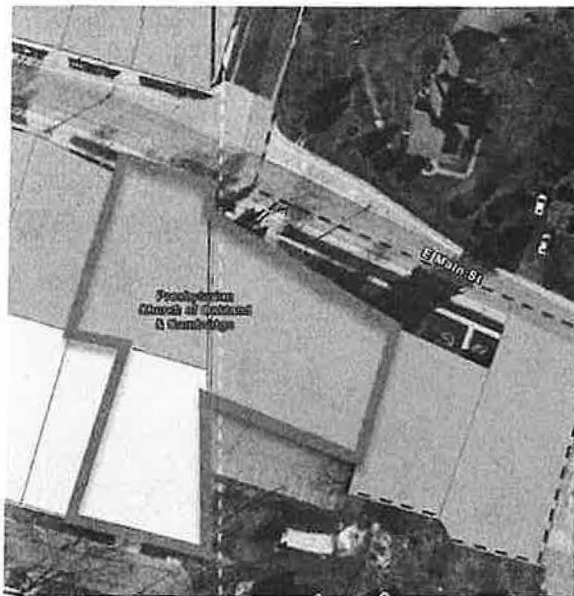
Samantha Dalsing
N4328 South Street
Cambridge, WI 53523

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

Request

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

Current Zoning Map



Background Information

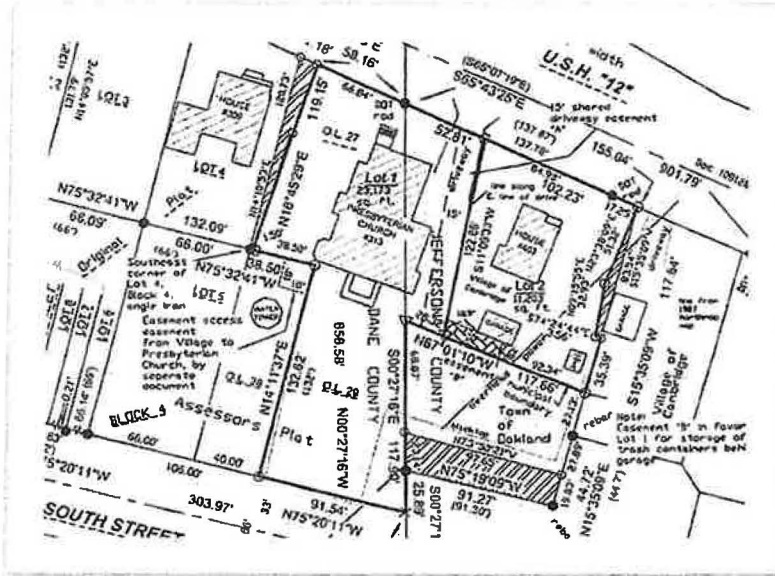
- 1) The existing church and residential parcels are zoned R-M Residential Medium Density while the southern vacant/parking lot facing South St is zoned R-L Residential Low Density.
 - a) Parcels cannot have split zoning. If combined, the southern parcel would need to be rezoned to match the R-M Residential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

MEMO

August 22, 2025

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

Proposed CSM



Recommendation

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

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

Sincerely,

Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Chapter 17.20 - R-M SINGLE-FAMILY RESIDENTIAL MEDIUM-DENSITY DISTRICT

Sections:

17.20.010 - Purpose.

This district is intended to provide for moderate to medium density residential development with emphasis on single and two-family residential uses. Nonresidential uses are limited to those which are compatible with the medium density character of the district.

(Prior code § 13-1-43(a))

17.20.020 - Permitted uses.

Single-family dwellings, excluding all mobile homes; for purposes of this chapter manufactured homes are included in the definition of single-family dwelling.

- B. Manufactured homes complying with all of the following requirements and limitations:
 - 1. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - 2. The home shall be installed on an approved foundation-system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the building inspector and/or village engineer; the building inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
 - 3. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - 4. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with nonreflective material.
 - 5. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the village.
- C. Two-family dwellings.
- D. One private garage with two (2) stalls per dwelling unit.
- E. Community living arrangements and day care centers which have a capacity for eight or fewer persons.
- F. Foster family home.
- G. Permitted accessory uses and buildings allowed in the R-L low-density residential district.
- H. Home occupations.

(Prior code § 13-1-43(b))

17.20.030 - Conditional uses.

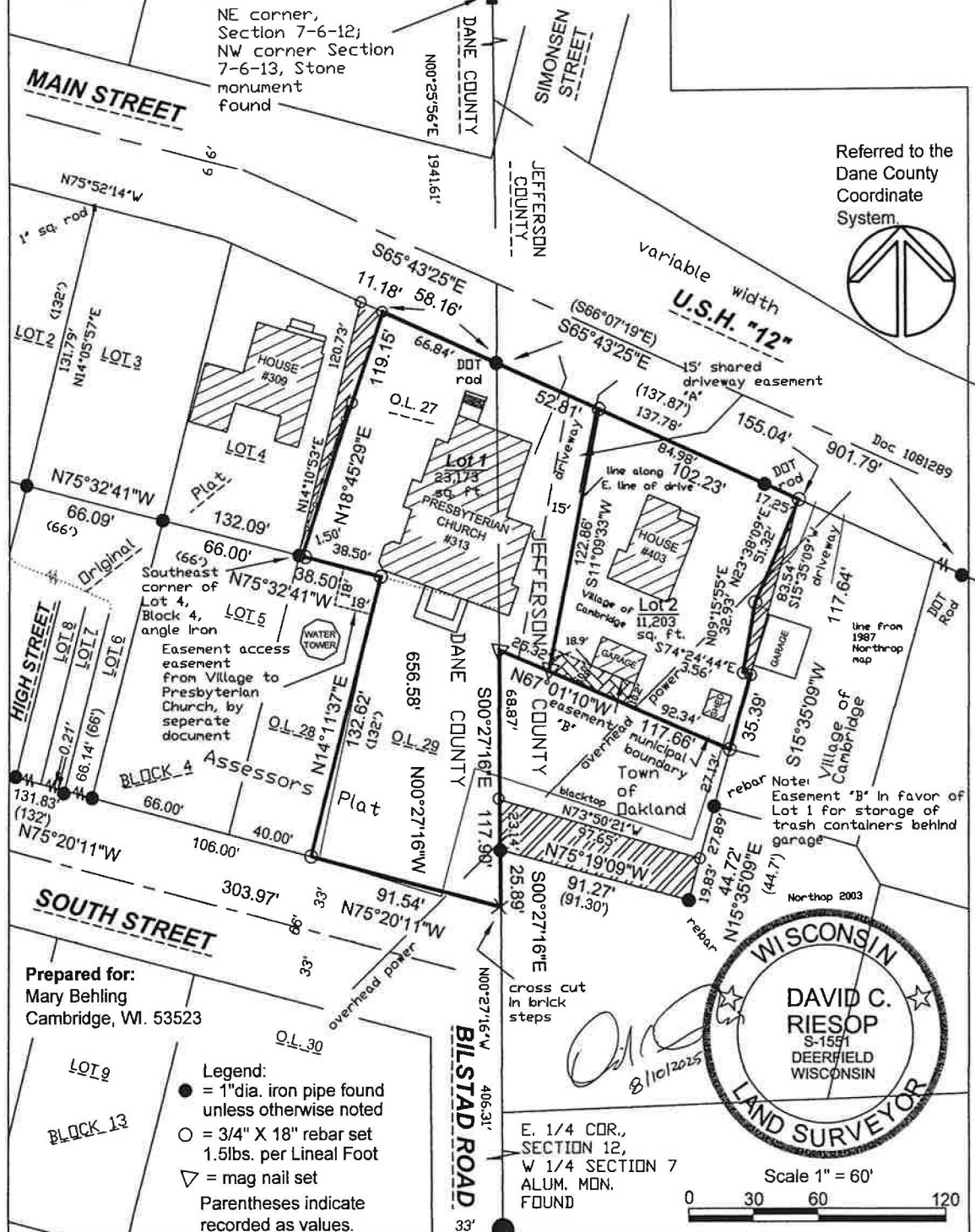
- A. Community living arrangements and day care centers which have a capacity for nine (9) or more persons.
- B. Utilities.
- C. Churches and their affiliated uses.
- D. Bed and breakfast inns. [7011]
- E. Zero (0) lot line development.

(Prior code § 13-1-43(c))

(Ord. No. 2008-01, 1-22-2008)

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

Referred to the
Dane County
Coordinate
System.



Prepared for:
Mary Behling
Cambridge, WI. 53523

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

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "DAVID C. RIESOP", the license number "S-1551", and the text "DEERFIELD WISCONSIN".

Scale 1" = 60'

A horizontal number line with tick marks at 0, 30, 60, and 120. The segment between 30 and 60 is shaded black.

Wisconsin Mapping, LLC

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

Dwg. No. 5249-25C

Date 7/23/2025

Sheet 1 of 2

rev 8/10/2025

Document No.

C. S. M. No.

V.	P.
----	----

Certified Survey Map

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

Owner's Certificate

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

Presbyterian Church By:

[Signature]
President

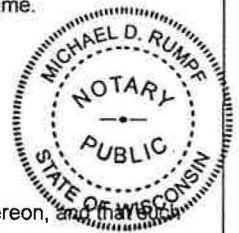
[Signature]
Secretary

STATE OF WISCONSIN)

COUNTY OF DANE)ss.

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

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



Surveyor's Certificate

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

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

[Signature] 8/10/2025
David C. Riesop S-1551



Village Approval

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

Village Administrator

Register of Deeds Certificate

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

Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC

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

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

To: Cambridge Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Requesting Rezone to R-M, Parcel 111/0612-121-7249-4 (South Street)
Date: October 9, 2025

Request

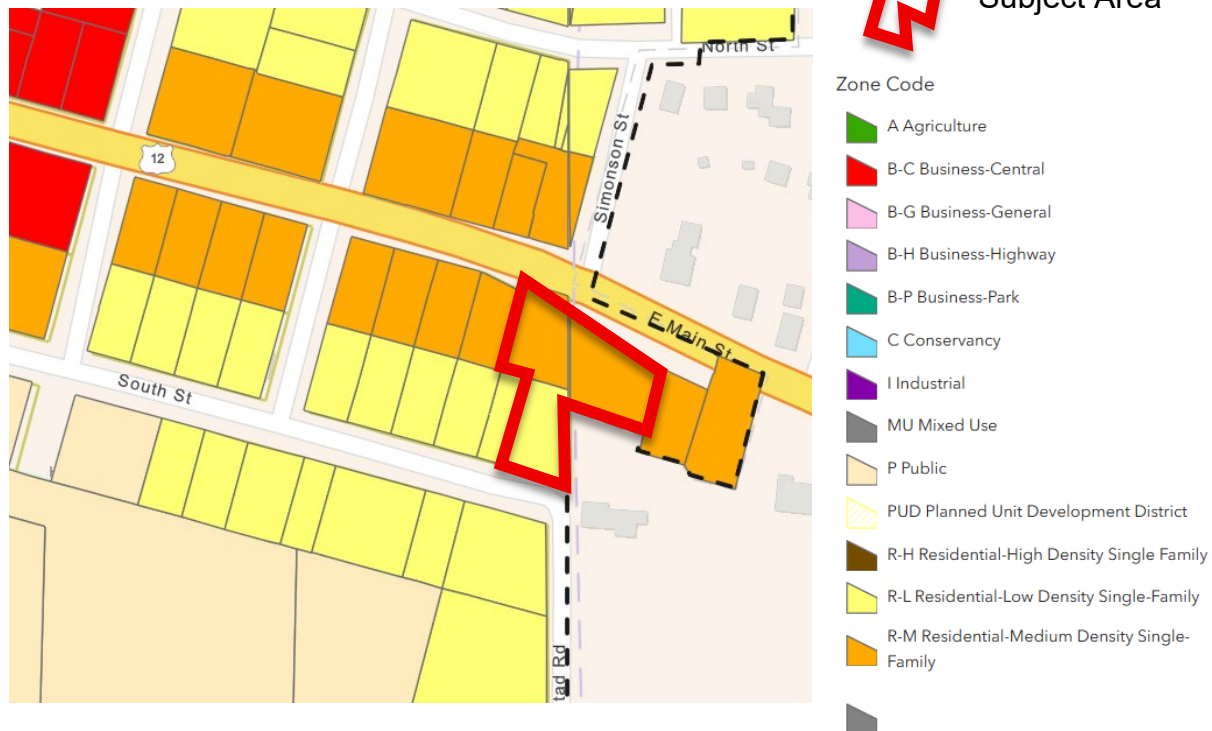
Approval a rezone for parcel 111/0612-121-7249-4, 313 E Main Street, (parcel facing South Street) to be rezoned from R-L Residential Low Density Residential to R-M Single-Family Residential Medium Density. This step to rezone is a condition of approval for the previously reviewed certified survey map combining the subject area shown below.

See attached application.

Applicable Zoning & Development Code Regulations

Chapter 17.16 - R-L LOW-DENSITY RESIDENTIAL DISTRICT

Chapter 17.20 - R-M SINGLE-FAMILY RESIDENTIAL MEDIUM-DENSITY DISTRICT



MEMO

October 9, 2025

Consistency with the Village's Comprehensive Plan



Subject Area

Future Land Use

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

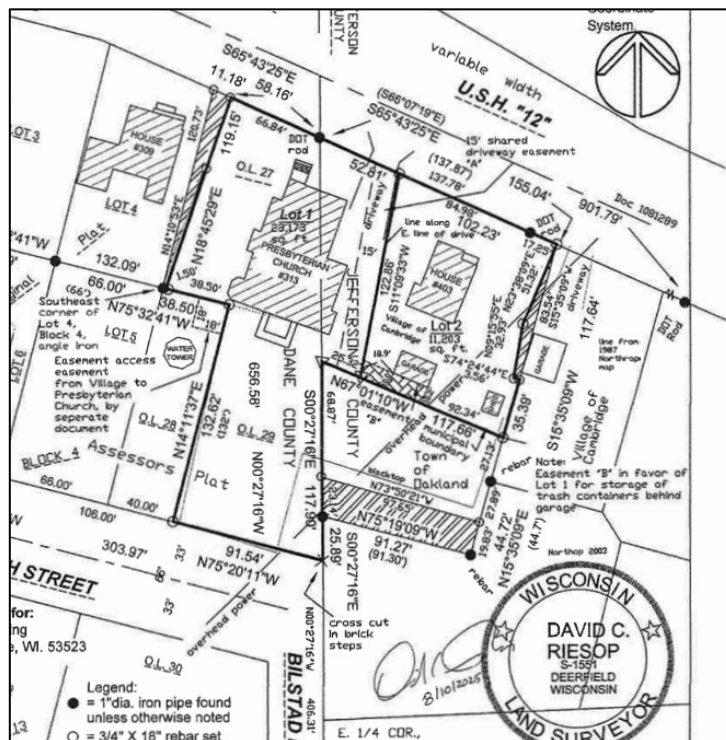
The subject area is currently designated for Residential and Civic/Institutional Uses in the Comp Plan's future land use map. The use of the property is not changing.

Background Information

The Oakland Cambridge Presbyterian Church owns all subject parcels involved with a recently approved Certified Survey Map (CSM) which was approved with conditions that involve maintaining zoning consistency along with the CSM lot adjustments. The other lots are designated as R-M along Main Street and are being combined with an R-L parcel along South Street. No change of use is proposed.

The R-M zoning designation is the only zoning district to allow churches as conditional uses. However, the historical structure and use predate the establishment of the Village's zoning ordinance therefore the property and use should be designated as legal non-conforming. The recently approved CSM brings the lots into conformance with the Village's lot, building, and yard requirements per 17.20.040.

Proposed CSM with three lots combined down to two lots.



MEMO

October 9, 2025

Recommendation

Recommend approval of the request to rezone from R-L to R-M, Parcel 111/0612-121-7249-4 (South Street) as conditioned per the recently approved Certified Survey Map.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Stephen Tremlett".

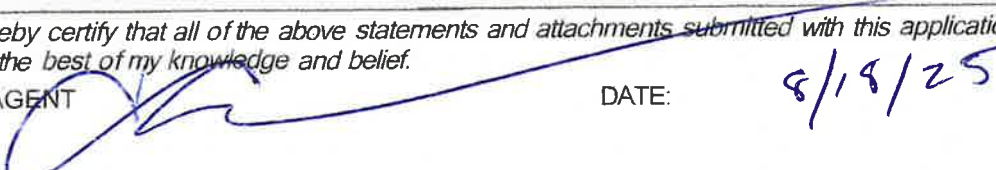
Stephen Tremlett, AICP
Zoning Administrator

Enc: Oakland Cambridge Presbyterian Church Application and approved (with Conditions) CSM

Conditional Use Permit Application

To the Village of Cambridge Plan Commission:

The undersigned owner of the property described below petitions you to approve the following request for a conditional use permit.

PROPERTY LOCATION		
Street Address	403 England St., Cambridge WI 53523	
Legal Description		
Tax Parcel#		
Current Zoning (circle one):	BG BP MU BH BC LOR MOR HOR I A C <u>P</u> PUD	
CONTACT INFORMATION		
	OWNER	OWNER'S AGENT
Name	Plato Property Holdings LLC	Wensy Melendez
Address	404 England St. Cambridge WI 53523	SAME
Phone	608-423-2227	608-279-0010
DESCRIBE YOUR REQUEST		
1. Current Use of the Property: Warehouse building on industrial site		
2. Proposed Use of the Property: Light manufacturing of prefabricated structural building components with an accessory retail showroom/point of sale area (micro-lumberyard) and limited, screened outdoor storage.		
SUBMIT THE FOLLOWING WITH YOUR PERMIT APPLICATION (AS APPLICABLE)		
☐ A list of all property owners with 100 feet of lot line:		
Name	Address	
Name	Address	
Name	Address	
Name	Address	
☐ Proposed signage and dimensions (see separate application form)		
☐ Plan of Operations Form (attached)		
☐ Site plan (show existing & proposed buildings, lot lines, set backs, parking, easements, utilities, floodplains etc.)		
☐ Grading, drainage, erosion control plan		
☐ Building materials and plans		
☐ Landscaping plan		
☐ Lighting plan (location, type, size and number of proposed lights)		
☐ \$350 Fee (made payable to Village of Cambridge)		
CERTIFICATION		
<i>I (We) hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.</i>		
OWNER/AGENT 		DATE: 8/18/25

CONTACT INFORMATION & REFERENCE	
Return to:	Village of Cambridge 200 Spring Street, PO Box 99 Cambridge WI 53523
Telephone	608-423-3712
FAX	608-423-3916

PROCEDURES

1. Meet with the Zoning Administrator before applying. Office hours are Mondays 12:00 p.m. - 2:00 p.m .
2. Complete this application. Return application materials and fee to Village Hall at least 20 days before Plan Commission Meeting.
3. Plan Commission does a preliminary review of application and assigns a hearing date.
4. Plan Commission holds a hearing on the application. Any interested persons may speak in favor or against the proposed conditional use.
5. After the hearing, the Plan Commission reviews then recommends approval, approval with conditions, or denial of the application. Plan Commission meets the second Monday of every month at 6:30 p.m.
6. The Village Board reviews the Plan Commission's recommendation and approves, approves with conditions, or denies. Village Board meets the second and fourth Tuesday of the month at 6:30 p.m.

Conditional Use Permit Application – Comprehensive Cladding Innovators (CCI)

PROPERTY LOCATION

Street Address: 403 England Street, Cambridge, WI 53523

Legal Description: Lot 1 of Dane County Certified Map Number 4456 & Lot 3 of Dane County Certified Survey Map Number 4270, being part of the SW 1/4 of Section 1, T.6N, R.12E., In the Village of Cambridge, Dane County, Wisconsin.

Tax Parcel #: N/A

Current Zoning: I (Industrial) (assumed)

CONTACT INFORMATION

Owner:

Name: Plato Holdings

Address: 404 England Street, Cambridge, WI 53523

Phone: 608-423-2227

Owner's Agent:

Name: Wensy Melendez

Address: 404 England Street, Cambridge, WI 53523

Phone: 608-279-0010

DESCRIBE YOUR REQUEST

1. Current Use of the Property: Warehouse on Industrial site.
2. Proposed Use of the Property: Light manufacturing of prefabricated structural building components with an accessory retail showroom/point-of-sale area (micro lumberyard) and limited, screened outdoor storage.

PLAN OF OPERATIONS

1. Name of Business: Comprehensive Cladding Innovators (CCI)
2. Business Address: 403 England Street, Cambridge, WI 53523
3. Phone Number: 608-720-8659
4. Years in Operation: Start-up (0 years)
5. At What Address: 403 England Street, Cambridge, WI 53523
6. Type of Business: Light manufacturing of wood structural components (wall panels, roof and floor trusses) with accessory retail showroom and sales counter.
7. Name of Owner: Wensy Melendez
8. Address: 403 England Street, Cambridge, WI 53523
9. Phone Number: 608-720-8659
10. Name of Operator (if different): Cle Gray
11. Address: 403 England Street, Cambridge, WI 53523
12. Phone Number: 608-720-8659
13. Zoning of Property to the:
 - North: Industrial; Use: Industrial manufacturing/warehouse
 - South: Residential; Use: Residential
 - East: Industrial; Use: Industrial/commercial
 - West: Industrial; Use: Industrial/commercial
14. List All Chemicals Stored in Buildings: None beyond small quantities of adhesives, lubricants, and cleaning supplies used in manufacturing.
15. Emergency Contact:

- Night Phone: 608-720-8659
- Day Phone: 608-720-8659

16. Specific Use of Buildings and Property:

- a. Manufacturing: Fabrication of prefabricated wall panels, roof trusses and floor trusses using automated saws, presses and tables in an enclosed building.
- b. Retail Showroom / POS: Approximately 900 SF sales and display area for structural components and building materials.
- c. Office/Administration: Office and meeting space for employees.
- d. Outdoor Uses: Limited and screened yard area for raw material staging and loading/unloading; chain-link security fencing.

17. Max. Number of Employees: 15

18. Days of Operation: Monday through Saturday

19. Hours of Operation: 7:00 AM – 11:00 PM

20. Parking:

- a. Number of spaces available: 20+
- b. Dimensions of lot: 80' x 40'
- c. Lot construction: Paved
- d. Includes employee parking in spaces: Yes
- e. Type of screening: None

21. Lighting:

- a. Type: Building-mounted LED wall pack lighting
- b. Location: Exterior of the building

22. Any food service/vending machines? No

23. Any game machines? No

24. Any music? No

25. Type of refuse disposal: Private service

26. Is a highway access permit needed? No

27. Need security fencing? Yes

- a. Type: Chain-link

28. Describe sanitary facilities: Indoor restrooms connected to municipal water and sewer.

29. Surface water drainage: Managed via existing site grading and infiltration; details provided on site plan.

30. Liquor or other license needed? No

31. Did state agencies approve building plans? No

32. Is this an expansion of existing operations? No (new operation)

33. Other information/details: CCI will operate a micro lumberyard showroom to support local contractors and homeowners, consistent with the Village's comprehensive plan goals for industrial retention and local services.

CERTIFICATION

I hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.

Owner/Agent:

Date:

A handwritten signature in blue ink, followed by the date "08/18/25" written in blue ink.

MSA Memo

To: Cambridge Plan Commission

From: Stephen Tremlett, AICP, Zoning Administrator

Subject: Conditional Use Permit (CUP) for Light Manufacturing and Retail Sales at 403 England Street
Parcel Number 061201492703

Date: October 8, 2025

Request

Approval of a Conditional Use Permit (CUP) at 403 England Street (Parcel Number 061201492703) for light manufacturing, retail sales, and minimal outdoor storage of prefabricated construction materials.

See attached application.



Map of Subject Property Context

MEMO

October 8, 2025

Background Information

This property is located directly off Jefferson Street/Hwy 18 where it intersects England Street. The building is currently used for storage. This is a startup business (Comprehensive Cladding Innovators) that includes light manufacturing of prefabricated structural building components (wall panels, roof and floor trusses) with accessory retail showroom and sales counter. The business intends to use a portion of the site for outdoor storage and display of merchandise located in the rear of the building west of the delivery driveways and screened with a chain link security fence. The building has two driveway entrances. The northern driveway entrance will be parking with the southern entrance used for deliveries. Currently the rear of the property where it meets the residential neighborhood is screened primarily with natural trees and overgrown deciduous underbrush.

Applicable Zoning & Development Code Regulations

- Chapter 17.44 - I INDUSTRIAL DISTRICT
 - The property is designated in the Industrial zoning district. Industrial zoning district does not have any permitted uses, requiring all uses be approved through a Conditional Use Permit (CUP).
 - **Required Buffer Strips in Industrial Districts.** Where an industrial district abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than forty (40) feet in width as measured at right angles to the lot line. Plant materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior twenty-five (25) feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide the screening. The fencing shall be not less than five nor more than eight feet in height, and shall be of such materials as to effectively screen the industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.
- Chapter 17.68 - CONDITIONAL USES
 - Criteria for review is outlined below.
- Chapter 17.76 - TRAFFIC, PARKING AND LIGHTING REQUIREMENTS
 - Parking requirements are designated by use. For manufacturing uses, 1 space shall be provided for every 3 employees of the largest shift. For retail uses, 1 stall shall be provided for every 200 square feet of floor area. The Applicant proposes having 900 square feet of retail floor area which needs at least 5 parking spaces. They expect to hire, at maximum, up to 15 employees which need at least 5 parking spaces.
 - Based on the above information, this business would require 10 parking spaces. The parking lot toward Jefferson St/Hwy 18 has enough room for 15 parking spaces.
- Chapter 17.84 - PERFORMANCE STANDARDS

Consistency with the City's Comprehensive Plan

The property is designated as 'General Commercial' in the Comp Plan. General Commercial areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. No rezone requested, so no amendment will be necessary.

Consistency with the City's Zoning Code

17.44.040 - Lot, yard and building requirements.

The use is consistent with other properties and businesses located within this industrial district. However, the change of proposed use from passive storage to more active industrial uses combined with the site abutting a residential neighborhood may require additional buffering and screening for the southern property line. Currently, a mixture of largely unmaintained natural deciduous trees and underbrush line the property as it meets the residential neighborhood. Per Village ordinance 17.44.040, vegetative or fencing is required provided that it meets the minimum ordinance height and screening requirements.



17.68.070 - Standards—Conditional uses.

A. Standards. No application for a conditional use shall be recommended for approval by the plan commission, or granted by the village board, unless the commission shall find ALL of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed site use will occur primarily indoors. Outdoor storage is proposed to be screened. The operation site be subject to the performance standards outlined in Chapter 17.84 that regulates hazardous and nuisance-like effects like noise and air pollution, among other things, within all Village zoning districts.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

This is an existing industrial building and parking lot are currently used for storage. The building format is similar to adjacent developments along Jefferson Street. The neighboring parcels to the south are multi-unit residential with a treeline between the uses. The proposed plan of operation proposes the business's hours to be 7am to 11pm. Screening and limiting hours of operation may help reduce negative impacts to the surrounding incompatible uses. For reference, other commercial and industrial uses nearby close at 9pm.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use aligns with the Industrial district's intent and will not hinder future development. It may even encourage complementary businesses (e.g., contractors, builders, suppliers) to locate nearby, supporting economic growth and synergy between local businesses.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

The site will be served by existing municipal roadways and utilities. No additional improvements are anticipated to serve the proposed use. No new buildings or impervious surface is being proposed therefore current site drainage requirements are assumed to be satisfied.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The primary site entrance will be provided off of England Street for retail sales and site deliveries. To minimize congestion, it is suggested that the owner/operator should provide signage designating the two site entrances as

MEMO

October 8, 2025

intended for use on a site plan and with signage. Employee and customer parking up to 15 spaces can be provided to the building's front toward Jefferson Street. Per the Plan of Operation provided and Village ordinance standards, only 10 parking spaces are needed with the total retail sales area and maximum employee count.

6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

The existing site and building does not meet the side yard requirements for the district and is therefore determined to be legal non-conforming. However, the adjacent use of the property that abuts that edge is a retail grocery store. Currently all other standards for the industrial district are being met.

7. That the proposed use does not violate flood plain regulations governing the site.

The site proposed is not within the floodplain.

8. That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

No additional site improvements are proposed other than outdoor storage area.

Recommendation

As discussed above, there are several minor issues to be considered prior to approving this Conditional Use Permit (CUP). Should the Plan Commission elect to approve the proposed conditional use permit, MSA recommends the following conditions of approval:

1. The Applicant shall submit a Site Plan for approval with areas designated for outdoor storage that meets the zoning code requirements including exact area that will be fenced, if it will be paved, fence height, and other pertinent information to verify compliance with codes.
2. The Applicant shall change their plan of operation to limit their hours of operation to exclude 9pm to 7am since the proposed use is directly adjacent to a residential neighborhood.
3. The Applicant shall maintain enough parking as required by ordinance as designated by retail floor area and maximum employee count. At no time shall the applicant exceed the aforementioned parking requirements.
4. The Applicant shall provide signage designating each of the site entrances for retail sales/employee parking, delivery, etc as appropriate, to minimize traffic congestion along England Street as it meets Hwy 18/ Jefferson St.
5. Establish and maintain a more orderly and maintained, year-round effective visual screen as viewed from the residential district" by either planting a evergreen vegetative buffer or providing a fence that meets the screening criteria outlined within the ordinance.
6. Said conditional use permit expires should the applicant (proposed user) no longer occupy the property.

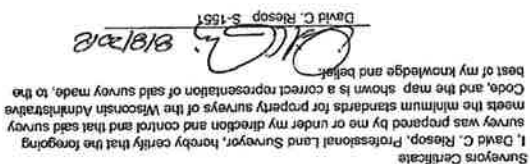
Sincerely,



Stephen Tremlett, AICP

Zoning Administrator

Enc: Comprehensive Cladding Innovators/Wensy Melendez Conditional Use Permit Application for 403 England Street





1702 Pankratz Street
Madison, WI 53704

P (608) 242-7779
TF (800) 446-0679
F (608) 242-5664

www.msa-ps.com

August 4, 2025

Village of Cambridge
ATTN Lucy Peterson
PO Box 99
Cambridge WI 53523

Re: R/W Project ID: 3686-00-00
CTH PQ, Koshkonong Creek Bridge, B-13-0910
Village of Cambridge
Dane County
Parcel # 01 - 300 W Water St Cambridge WI 53523

Dear Lucy Peterson,

The Village of Cambridge plans to reconstruct the bridge structure on County Highway PQ (Water Street) over the Koshkonong Creek during the 2026 construction season. As part of this project, some new right of way interests are required from your property. MSA Professional Services, Inc. has been hired to act as agents for the Village of Cambridge to acquire the needed right of way interests for the project.

To provide you with information about the public acquisition process, we are including a brochure entitled, the "Rights of Landowners Under Wisconsin Eminent Domain Law."

To allow for the proposed reconstruction, some additional right of way interests are required from your property. The acquisition involves **1,748 sq ft Temporary Limited Easement (TLE)** and is detailed on the enclosed right of way plat as **Parcel Number 01**. It also identifies all other owners being impacted by the project.

In situations where the acquisition is minor and non-complex, we are able to begin negotiations for the required right of way based on a market sales study in lieu of an appraisal. You have the right to request an appraisal and receive compensation based on this appraisal.

We believe the acquisition from your property is minor and non-complex and wish to extend to you an offer of **\$3,000** for this parcel. This amount is based on the fair market value of your property and does not consider any decrease or increase in value caused by the anticipation of this project. The offer is allocated as follows:

Compensation Summary		
Temporary Limited Easement	1748 sq ft x \$ 0.81/ sq ft x 7.46% x 2.0767 years with a 3% yearly discount rate	\$1,439
Site Improvements/Landscaping		\$1,500
Total		\$2,939
Total (rounded)		\$3,000

It is our understanding that the Village may wish to donate the interests needed for the project. Please review and sign the enclosed:

- **Donation - Waiver of Appraisal Recommendation and Approval** – By signing this document you would be agreeing to donate said temporary limited easement as well as waiving your right to receive an appraisal. If this is acceptable, **please sign this document and return it to me.**
- **Temporary Limited Easement** - This conveyance document grants the temporary easement to the Village of Cambridge and allows access to this area during construction. **This must be signed by all parties of interest in the presence of a Notary Public.** Once we receive the signed easement and payment has been made to you, the deed will be recorded with the local Register of Deeds.
- **Statement to Construction Engineer** - If you have concerns for the construction engineer, list them under "Owner Concerns," then sign and date the form. If you have no concerns, write "None," sign, date, and return the form. This form must be reviewed and approved by the Village of Cambridge.

Enclosed is a postage paid envelope for your convenience in returning these signed documents. In addition, we can offer electronic completion as an option for all documents via docusign.com. If you would like to utilize this option, please contact either Pam or Peter.

Please give this matter your earliest consideration. Once you have reviewed the packet of information please call or email to discuss the offer and any questions you may have regarding the project. We can also set a time to meet with you to discuss your questions/concerns regarding the documents or the project. **We would like to hear from you within the next few weeks.**

If you have any questions, please call Pam at (608) 817-0996 or Peter at (608) 242-6641.

Sincerely,

MSA Professional Services



Peter Miesbauer
MSA Real Estate Professional
(608) 242-6641
pmiesbauer@msa-ps.com

MSA Professional Services



Pam Heineck
MSA Real Estate Professional
(608) 817-0996
pheineck@msa-ps.com

Enclosures:

Rights of Landowners Brochure
Plat with list of property owners
Donation-Waiver of Appraisal Recommendation and Approval
Temporary Limited Easement & legal description
Statement to Construction Engineer
Postage-paid return envelope

DONATION - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL

RE1896 01/2023 Ch. 32 Wis. Stats.

Village of Cambridge

Owner
Village of Cambridge

Acres/sq. ft. required None	Interest required 1,748 sq ft Acres Temporary Limited Easement (TLE)
--------------------------------	---

The undersigned owner(s) of the above lands declare an intent to donate said lands.

Having been fully informed of the right to have the property appraised and to receive just compensation based upon an appraisal, the undersigned further state that the decision to donate said lands was made without any undue influence or coercive action of any nature, and that the right to an appraisal and to just compensation is hereby waived.

It is intended that the instrument of conveyance will be executed upon presentation by Village of Cambridge agents or representatives.

Village of Cambridge

Owner Signature Date

Print Name, Title

Owner Signature Date

Print Name, Title

APPROVING AUTHORITY RECOMMENDATION:

Agent Signature Date

Print Name

APPROVING AUTHORITY APPROVAL:

Management Signature Date

Print Name

Project 6626-01-00	County Dane	Parcel 01
-----------------------	----------------	--------------

TEMPORARY LIMITED EASEMENT

Wisconsin Department of Transportation
Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 01/2023

THIS EASEMENT, made by **Village of Cambridge** GRANTOR, conveys a temporary limited easement as described below to the **Village of Cambridge**, GRANTEE, for the sum of **One Dollar and Other Good and Valuable Consideration (\$1.00)** for the purpose of **temporary pedestrian detour and trail grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
MSA Professional Services, Inc.
Attn: Pam Heineck
1702 Pankratz Street
Madison, WI 53704

Parcel Identification Number/Tax Key Number
111-0612-121-4399-9

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors of the Village of Cambridge.

Village of Cambridge

Signature Date

Print Name, Title

Date
State of WI)
_____) ss.
County)

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ____ Physically in my presence. **OR** ____ In my presence involving the use of communication technology.

Date
Signature, Notary Public, State of

Print or Type Name, Notary Public, State of

Date Commission Expires

Project ID
3686-00-00

This instrument was drafted by Pam Heineck and Peter Miesbauer, MSA Professional Services, on behalf of the Village of Cambridge

Parcel 01

LEGAL DESCRIPTION

A **Temporary Limited Easement** is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem desirable in and to the following tract of land in Dane County, State of Wisconsin, described as follows:

That part of the Southwest 1/4 of the Northeast 1/4, Section 12, Township 6 North, Range 12 East Contained in the following description:

Commencing at the North 1/4 corner of Section 12, Town 6 North, Range 12 East; Thence North 87°23'15" East, 681.82 feet along the north line of said Section 12; Thence South 02°30'49" East, 1689.58 feet to the north right-of-way line of CTH PQ/W Water Street and the point of beginning; Thence South 57° 11' 50" West, 64.51 feet along the north right-of-way line of CTH PQ/W Water Street; Thence North 33° 53' 00" West, 13.67 feet; Thence North 56° 07' 00" East, 64.50 feet; Thence South 33° 53' 00" East, 14.89 feet to the north right-of-way line of CTH PQ/W Water Street and the point of beginning.

Said parcel Contains 921 Square Feet, more or less.

ALSO

That part of the Southwest 1/4 of the Northeast 1/4, Section 12, Township 6 North, Range 12 East Contained in the following description:

Commencing at the North 1/4 corner of Section 12, Town 6 North, Range 12 East; Thence North 87°23'15" East, 681.82 feet along the north line of said Section 12; Thence South 02°30'49" East, 1689.58 feet to the north right-of-way line of CTH PQ/W Water Street; Thence South 34° 45' 04" East, 66.04 feet to the south right-of-way line of CTH PQ/W Water Street and the point of beginning; Thence South 33° 53' 00" East, 12.08 feet; Thence South 56° 07' 00" West, 8.50 feet; Thence South 33° 53' 00" East, 19.00 feet; Thence South 56° 07' 00" West, 23.83 feet; Thence North 30° 56' 52" West, 31.70 feet to the south right-of-way line of CTH PQ/W Water Street; Thence North 57° 11' 50" East, 30.71 feet along the south right-of-way line of CTH PQ/W Water Street to the point of beginning.

Said parcel Contains 828 Square Feet, more or less.

The above **Temporary Limited Easement** is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

Copies to: project engineer and owner

Owner Name(s) Village of Cambridge Lucy Peterson, Administrator/Treasurer/Deputy Clerk	Property Address 300 West Water Street Cambridge, WI 53523	Area code - phone Home: Cell:
	Mailing Address PO Box 99 Cambridge, WI 53523	Work: 608-423-3712 Email: lpeterson@cambridgewi.gov
Tenant, if any	Property Address 300 West Water Street Cambridge, WI 53523	Area code - phone Home: Cell:
	Mailing Address	Work: Email:

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of Village of Cambridge.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

Other matters of interest and owner concerns:

Village of Cambridge

Property Owner Signature: _____ Date _____

Negotiator Signature _____ Date _____

Property Owner Signature: _____ Date _____

Print Negotiator Name _____

Commitments Approved:

Approving Authority Signature and Title _____

_____ Date _____

Print Approving Authority Name _____

Project ID
3686-00-00

County
Dane

Parcel No.
01

The Rights of Landowners Under Wisconsin Eminent Domain Law



Procedures Under Wis. Stat. § 32.05: Highways, Streets, Storm & Sanitary Sewers, Watercourses, Alleys, Airports and Mass Transit Facilities

This brochure provides information on the condemnation process in Wisconsin, including the rights of impacted property owners. More detailed information is available in Wis. Stat. Ch. 32.

November 2021

Relocation Assistance
Division of Legal Services
Department of Administration
101 E. Wilson Street
Madison, WI 53703
Phone: (608) 266-2887
Email: TracyM.Smith@wisconsin.gov
www.doa.wi.gov

INTRODUCTION

The Wisconsin Constitution, Article 1, section 13, establishes eminent domain authority, which is the power to take private property for a public purpose with payment of just compensation. The Eminent Domain Law, Wis. Stat. Ch. 32, vests several public and private entities with eminent domain power. Condemnation is the legal process by which the acquiring agency exercises its eminent domain power.

The following are jurisdictional requirements the acquiring agency must obey in order to condemn property. Even if an acquiring agency does not intend to obtain property via condemnation, it must comply with the requirements of Chapter 32 when proceeding with an activity that may involve displacement of persons, business concerns, or farm operations.

RELOCATION ORDER

Specific entities are required to make a relocation order that provides for the laying out, relocation and improvement of a transportation-related facility prior to initiating negotiations. The order must include a map or plat showing the old and new facility locations, as well as the land and interests required for the project. Within 20 days of issue, a copy of the order must be filed with the county clerk where the lands are located.

APPRAISAL

The acquiring agency must obtain at least one appraisal for each property it will acquire prior to initiating negotiations. When obtaining and drafting the appraisal, the appraiser must consult with the property owner. Once completed, the appraiser must provide the owner with a full narrative appraisal. Also, the acquiring agency must notify the owner that he/she may obtain his/her own appraisal at the (reasonable) expense of the acquiring agency. The owner's appraisal must be submitted to the acquiring agency within 60 days of receiving the agency's appraisal.

NEGOTIATIONS

The acquiring agency must negotiate with the property owner for purchase of the property and must consider the full narrative appraisal to establish the property's fair market value. It must provide a map showing all property the project impacts and the names of at least 10 neighbors who are receiving offers. If the project affects fewer than 10 owners, the acquiring agency must give the names of all offerees. Property owners may inspect and make copies of any maps the acquiring agency holds. The acquiring agency may present relocation benefits during negotiations, if relocation of displaced persons is required.

In partial acquisitions, fair market value is the greater of (1) the fair market value of the part acquired, or (2) the difference between the entire property value before and after acquisition. If only part of the property is acquired and an uneconomic remnant remains, the acquiring agency must offer to acquire the uneconomic remnant. An uneconomic remnant is the property remaining after a partial taking, if it is of such size, shape or condition to be of little value or of substantially impaired economic viability.

Compensation for an easement is the difference between the property value immediately before and immediately after the date of evaluation. The date of evaluation is the date the conveyance is recorded by the county register of deeds.

If the property owner agrees to a negotiated sale, the acquiring agency must record the conveyance with the county register of deeds. After recording, the acquiring agency must provide notice of the conveyance to all owners of record, by certified mail or personal service, as well as of their right to appeal the compensation award within 6 months of the recording date.

JURISDICTIONAL OFFER

If negotiations fail, the acquiring agency must provide the property owner with a jurisdictional offer. The offer must be delivered by certified mail or personal service and include (1) a description of the nature of the project; (2) a description of the property to be acquired; (3) the proposed date of occupancy; (4) the compensation offer; (5) notice that any additional items payable may be claimed for relocation assistance; (6) a statement that the appraisal on which the offer is based is available for viewing; and (7) notice that the owner has 2 years from the date the acquiring agency takes the property by award to appeal for greater compensation, even if the owner has already accepted and used the award.

A *lis pendens* gives notice to interested parties that the property may be acquired for public use. One must be filed with the county register of deeds within 14 days of personal service or mailing of the jurisdictional offer. An owner must accept or reject the jurisdictional offer within 20 days of personal service or mailing. If accepted, title transfers to the acquiring agency and the owner must be paid within 60 days. If rejected in writing by all owners of record, the acquiring agency may make an award of compensation.

CONTESTING THE RIGHT OF CONDEMNATION

Within 40 days from the date of service or mailing of the jurisdictional offer, an owner who wants to contest the right of condemnation for any reason other than inadequacy of the amount of compensation, may commence an action in the circuit court of the county where the property is located, naming the acquiring agency as the defendant. However, if the owner has already accepted and retained any of the compensation, such an action may not be filed.

AWARD OF COMPENSATION

If the owner fails to accept the jurisdictional offer within 20 days of personal service or mailing, or if all owners of record reject the offer in writing, the acquiring agency may deliver a written award of damages by certified mail or personal service. This is called the award of compensation and must include (1) a property description; (2) a description of the interest to be acquired; (3) the date of occupancy; (4) the amount of compensation (at least equal to the jurisdictional offer); and (5) a statement that the acquiring agency has complied with all jurisdictional requirements.

After the acquiring agency has served the award and provided payment, it shall record the award with the county register of deeds. At the time of recording, title vests in the acquiring agency. This date is called the date of evaluation.

OCCUPANCY & WRIT OF ASSISTANCE

No person occupying real property may be required by the acquiring agency to move from a home or business without at least a 90-day written notice. If title vests with the acquiring agency before the 90-day period ends, the occupant may remain in the property rent-free for the first 30 days, beginning on the 1st or 15th day of the month after title vests with the acquiring agency. If the occupant denies the agency the right of possession at the end of the 90-day period, the agency may apply to the circuit court for a writ of assistance to be put in possession of the property upon 48-hour notice to the occupant. The court shall grant the writ of assistance if all jurisdictional requirements to condemn have been met, the award has been paid and a comparable property has been made available.

CONTESTING THE COMPENSATION AWARD

Any party having ownership interest in the acquired property has 2 years from the date of evaluation to challenge the compensation award. To challenge the award, any party of interest may apply to the judge for the circuit court where the property is located for assignment to the condemnation commission. When one party of interest appeals the award, no other party may file a separate appeal, but instead may join the existing appeal by serving notice on the condemnation commission and appellant within 10 days of receiving notice of the appeal. The jurisdictional offer or basic award may not be disclosed to the condemnation commission. Whether the commission decides that the fair market value is greater or less than the compensation award, payments should be made within 70 days after the date of filing of the award unless it is appealed to the circuit court.

Any party to the condemnation commission proceeding may appeal the award to the circuit court. The sole issues to be tried are questions of title, if any, and the amount of just compensation the acquiring agency must pay. A jury must try this appeal unless waived by both parties. The jurisdictional offer, basic award, or condemnation commission's award may not be disclosed during trial. Awarded money must be paid within 60 days of entry of judgment.

Parties with ownership interest in the acquired property may waive the appeal to the condemnation commission and appeal directly to the circuit court within 2 years of the evaluation date. This appeal takes priority over all other actions not then on trial. No other party of interest can file a separate appeal, but may join the existing appeal by providing notice to all parties by certified mail or personal service within 10 days of receipt of notice of the appeal.

LITIGATION EXPENSES/COSTS

"Litigation expenses" is defined as "the sum of the costs, disbursements and expenses, including reasonable attorney, appraisal and engineering fees necessary to prepare for or participate in actual or anticipated proceeds before the condemnation commissioners, board of assessment or any court under [Chapter 32]." Wis. Stat. § 32.28(1)(b). There are several conditions under which litigation expenses may be awarded to a complainant in a just compensation matter. These conditions include but are not limited to: (1) the acquiring authority abandons the proceeding; (2) the court determines the acquiring agency does not have the right to condemn the property or there is no necessity for its taking; (3) the judgment is for the plaintiff in an action under Wis. Stat. § 32.10; etc. For a complete listing, please review Wis. Stat. § 32.28(3)(a)-(i).

NOTES:
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY.
REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

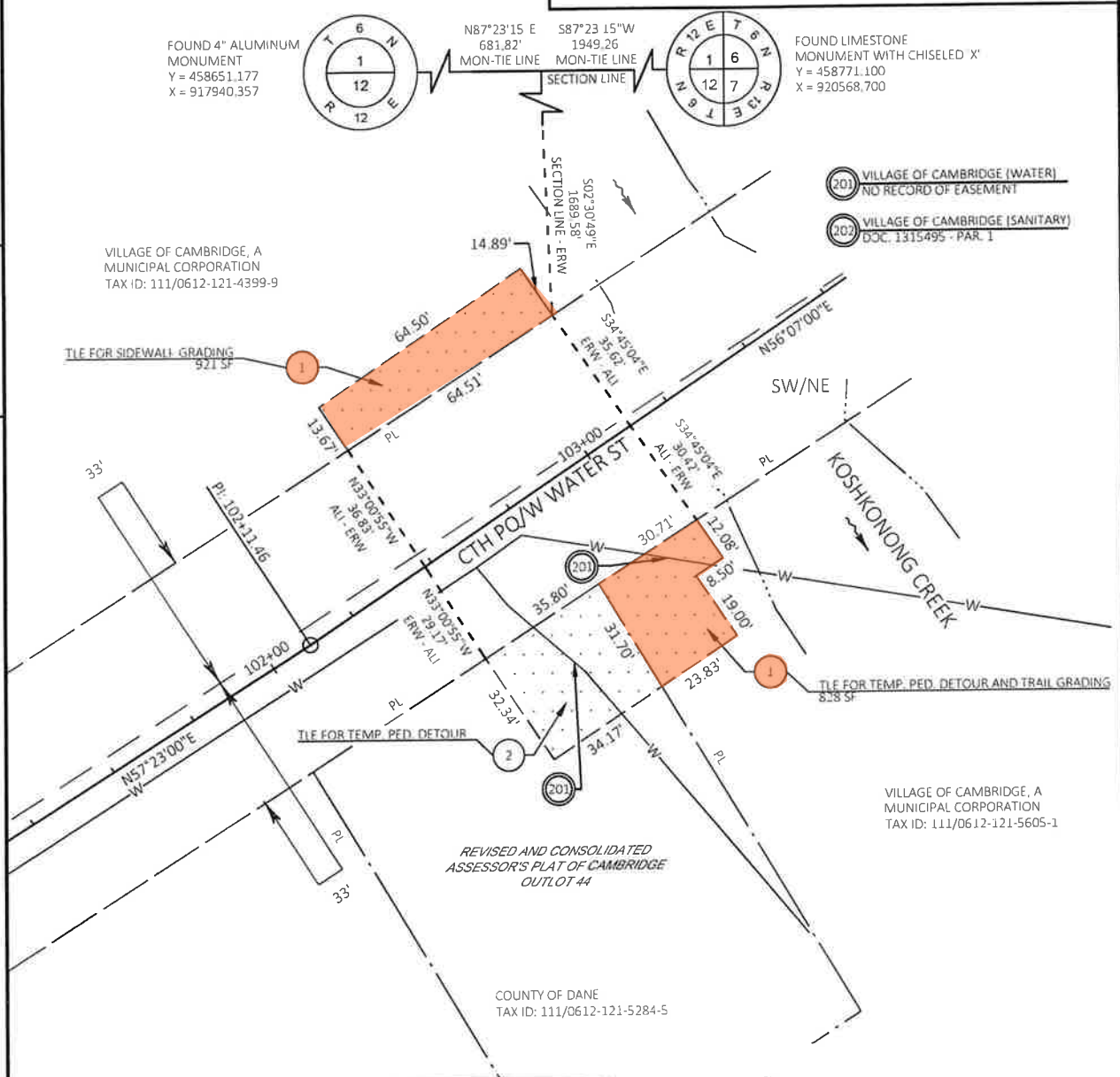
R/W PROJECT NUMBER: 3686-00-00

EXHIBIT NUMBER: 4.01

TLE ACQUISITION EXHIBIT
STH 73 - USH 12 (CTH PQ)
KOSHKONONG CREEK BRIDGE, B-13-0910
CTH PQ DANE COUNTY

THAT PART OF THE SW1/4 OF THE NE1/4, SECTION 12, TOWNSHIP 6 NORTH, RANGE 12 EAST,
VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN.

4



SCHEDULE OF LANDS & INTERESTS REQUIRED			
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
1	VILLAGE OF CAMBRIDGE, A MUNICIPAL CORPORATION	TLE	1748
2	COUNTY OF DANE	TLE	1120

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
201	VILLAGE OF CAMBRIDGE (WATER)	RELEASE OF RIGHTS
202	VILLAGE OF CAMBRIDGE (SANITARY)	RELEASE OF RIGHTS

THIS MAP IS APPROVED FOR THE VILLAGE OF CAMBRIDGE.

SIGNATURE: *L. L. L. L.* DATE: 5-16-25

PRINT NAME: L. L. L. L.

NOTES:

THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

ALL TLE AREAS INCLUDE UP TO BUT NOT INCLUDING BUILDINGS.

R/W PROJECT NUMBER: 3686-00-00

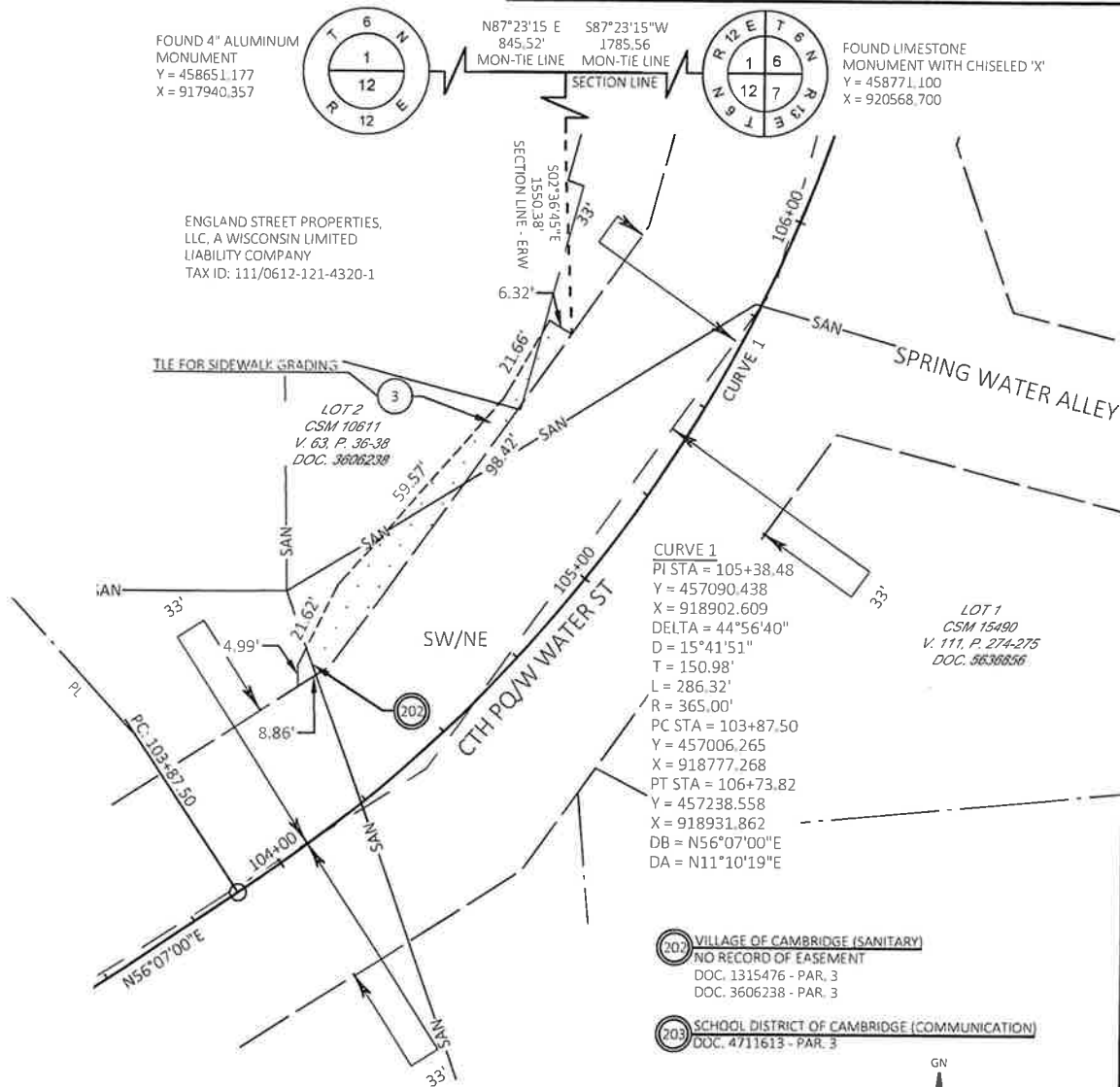
EXHIBIT NUMBER: 4.02

CTH PQ

TLE ACQUISITION EXHIBIT
STH 73 - USH 12 (CTH PQ)
KOSHKONONG CREEK BRIDGE, 8-13-0910

DANE COUNTY

THAT PART OF LOT 2 CSM 10611, ALL LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 12, TOWNSHIP 6 NORTH, RANGE 12 EAST, VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN.



SCHEDULE OF LANDS
& INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE COUNTY OF DANE

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
3	ENGLAND STREET PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	721

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
202	VILLAGE OF CAMBRIDGE (SANITARY)	RELEASE OF RIGHTS
203	SCHOOL DISTRICT OF CAMBRIDGE (COMMUNICATION)	RELEASE OF RIGHTS

THIS MAP IS APPROVED FOR THE VILLAGE OF CAMBRIDGE.

SIGNATURE:

Lisa moen

DATE:

5-16-25

PRINT NAME:

LISA MOEN

Payment Request

PARCEL: 03 - 217 W Main St Cambridge Wi 53523
DATE: September 17, 2025
ACQUIRING AGENCY: Village of Cambridge
ATTN: Lucy Peterson, Administrator/Treasurer/Deputy Clerk
FROM: MSA Professional Services
PROJECT ID & NAME: R/W Project ID: 3686-00-00
CTH PQ, Koshkonong Creek Bridge, B-13-0910
COUNTY: Dane
INTEREST REQUIRED: 721 sq ft Temporary Limited Easement
OTHER ITEMS:
CHECK PAYABLE TO: England Street Properties, LLC
SOCIAL SECURITY # 82-1112749
or TAXPAYER ID #
CHECK AMOUNT: \$ 400.00

COMMENTS:

Please see attached signed, Nominal Payment Parcel - Waiver of Appraisal Recommendation and Approval, Temporary Limited Easement, Statement to Construction Engineer, and Form W9.

Please have the following documents signed and dated:

- This Payment Request
- Nominal Payment Parcel - Waiver of Appraisal Recommendation and Approval
- Statement to Construction Engineer

Please obtain a check and mail to me at the address referenced below:

MSA Professional Services, Inc.
Attn: Pam Heineck
1702 Pankratz Street
Madison, WI 53704

Submitted by:
MSA Professional Services, Inc.

Authorized by:

X 

Name: Pam Heineck
Title: Real Estate Professional

X _____

Date: 09/17/2025

Date: _____