



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, JANUARY 13, 2026

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. APPOINTMENT TO FILL VACANCY FOR VILLAGE PRESIDENT

5. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON)

6. CONSENT AGENDA

- A. Approval of Village Board Minutes for December 16, 2025
- B. Approval of Village Board Minutes for December 19, 2025
- C. Cable Commission

7. COMMITTEE REPORTS

- A. Fire and EMS Commission
- B. Personnel Committee – provide status of handbook update

8. VILLAGE ADMINISTRATOR'S REPORT

- A. Approval of Bills

9. NEW BUSINESS – ACTION REQUIRED

- A. Discussion on vacant Trustee seat
- B. Discussion and Possible Action on vacant Village Trustee committee assignments
 - 1) Audit & Finance – One Vacancy
 - 2) Board of Review – One Vacancy
 - 3) Water/Sewer/Stormwater Board – One Vacancy (Term ends 04/2026)
 - 4) TIF Review Board – One Vacancy
 - 5) Joint Cambridge Oakland Planning Committee – One Vacancy
 - 6) Historic Preservation Committee – One Vacancy

- 7) Dane County Cities and Villages Association – One Vacancy (Term ends 04/2026)
- C. Discussion and Possible Action on President Pro Tem position
- D. Discussion and Possible Action on authorizing the Village President to sign checks
- E. Discussion and Possible Action on Recommendation from the Plan Commission to Approve Ordinance 2026-01 An Ordinance to Amend Chapter 17 – Zoning, of the Village of Cambridge Municipal Code of Ordinances
- F. Discussion and Possible Action on revised 2026 EMS Budget
- G. Discussion of 2026 priority items for Village Staff

10. FUTURE AGENDA ITEMS

- A. Amundson Community Room, Senior Room, and Kitchen rental rates.
- B. Discussion and possible action on public comment – Trustee Schulz

11. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON)

12. CLOSED SESSION

- A. The Village Board will convene into Closed Session pursuant to Wis. Stat. §19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of public employees over which the governmental body has jurisdiction or exercises responsibility: Utility/Deputy Clerk applicants
- B. The Village Board will convene into Closed Session pursuant to Wis. Stat. §19.85(1)(e) to consider deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Discussion of contract with Public Administration Associates (PAA)

13. RECONVENE TO OPEN SESSION

14. POSSIBLE ACTION TAKEN ON CLOSED SESSION ITEMS

15. NEXT MEETING DATES

- A. Water & Sewer – Tuesday, January 20, 2026
- B. Plan Commission – Monday, January 26, 2026
- C. Village Board – Tuesday, January 27, 2026

16. ADJOURNMENT

Posted: 01/08/2026

The Village of Cambridge Board permits a period of public comment to receive information from members of the public pursuant to Wis. Stat. § 19.84(2). The Wisconsin Attorney General has advised that a governmental body should refrain from Board discussion on an item until specific notice of the subject matter and any proposed action has been provided. (Wisconsin Department of Justice, *Wisconsin Open Meetings Law: A Compliance Guide* (2009).)

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.



MINUTES

VILLAGE BOARD OF TRUSTEES – SPECIAL MEETING

AMUNDSON COMMUNITY CENTER
200 SPRING ST., CAMBRIDGE, WI 53523
FRIDAY, DECEMBER 19, 2025, 6:30 PM

- 1. CALL TO ORDER:** President Breunig called the meeting to order at 6:30 p.m.
- 2. ROLL CALL:** Members Present – Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Trendel, and President Breunig.
Members Absent – Trustee Schulz
Others Present - None
- 3. PROOF OF POSTING:** Confirmed - upper and lower levels of the Amundson Center, Cambridge Post Office, Badger Bank, and the Village website.
- 4.** President Breunig made a motion to appoint Trustee Hollenbeck as Clerk for this meeting. Motion was seconded by Trustee Blackwood. Motion carried on a unanimous voice vote.
- 5. CLOSED SESSION:** Trustee Blackwood made a motion to convene into Closed Session pursuant to Wis. Stat. 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of public employees over which the governmental body has jurisdiction or exercises responsibility: Personnel Discussion. President Breunig seconded the motion. Motion carried on roll call vote as follows:
Yes - Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Trendel, and President Breunig.
No – None.
- 6. RECONVENE TO OPEN SESSION:** President Breunig made a motion to reconvene into Open Session. Motion was seconded by Trustee Trendel. Motion carried on roll call vote as follows:
Yes - Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Trendel, and President Breunig.
No – None.
- 7. ACTION TAKEN ON CLOSED SESSION ITEMS:**
 - A. Trustee Kreklau made a motion to terminate the employment of the Village Administrator/Treasurer/Deputy Clerk effective 12/19/2025. Trustee Blackwood seconded. Motion carried on a unanimous voice vote.
 - B. Trustee Kreklau made a motion to terminate the employment of the Village Clerk/Deputy Treasurer effective 12/19/2025. Trustee Jacobson seconded. Motion carried on a unanimous voice vote.
 - C. Trustee Kreklau made a motion to direct the Village Administrator to utilize PAA for Clerk/Treasurer recruitment not to exceed \$10,000. Trustee Jacobson seconded. Motion carried on roll call vote as follows:
Yes - Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Trendel, and

President Breunig.

No – None.

- D. Trustee Kreklau made a motion to direct the Village Administrator to procure PAA for an Interim Clerk/Treasurer. The motion was seconded by Trustee Blackwood. Motion carried on roll call vote as follows:

Yes - Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Trendel, and President Breunig.

No – None.

- E. Trustee Kreklau made a motion to direct staff to return the 2025 year-end vacation payout checks (or the monetary equivalent). The motion was seconded by Trustee Trendel. Motion carried on a unanimous voice vote.

- 8. ADJOURNMENT:** Trustee Kreklau made a motion to adjourn. The motion was seconded by Trustee Blackwood. Motion carried on a unanimous voice vote.

Meeting adjourned at 8:23 pm

Respectfully submitted by Paula Hollenbeck, Trustee, Village of Cambridge

Minutes are not official until approved by the Village Board.

MINUTES

VILLAGE OF CAMBRIDGE-TOWN OF OAKLAND CABLE COMMISSION

AMUNDSON COMMUNITY CENTER
200 SPRING ST., CAMBRIDGE, WI 53523
FRIDAY, JANUARY 9, 2026 AT 8:00 AM

- 1. CALL MEETING TO ORDER:** Kris Breunig called the meeting to order at 8:00 a.m.
- 2. ROLL CALL:** Members Present – David Drews, Joy Graffin, Dean Hollenbeck, and Paula Hollenbeck
Members Absent – None
Others Present – Kris Breunig, Village of Cambridge Administrator
- 3. VERIFICATIONS OF NOTICE:** Village of Cambridge - upper and lower levels of the Amundson Center, Cambridge Post Office, Badger Bank, Bank First, and the Village website. Town of Oakland – Hering's Lake Ripley Inn, Oakland Post Office, and Town website.
- 4. APPOINT CHAIRPERSON:** Paula Hollenbeck made a motion to appoint Joy Graffin as Chairperson. Motion was seconded by David Drews. Motion carried by unanimous voice vote.
- 5. REVIEW AVAILABLE MINUTES FROM LAST MEETING:** Motion by Paula Hollenbeck to approve Commission minutes from January 27, 2023, and October 31, 2025. Seconded by David Drews. Motion carried.
- 6. FINANCIAL REPORT:** Information provided by Kris Breunig reported 2025 Revenues as \$56,034 with 2025 Expenditures as \$64,331 and an available fund balance of \$171,659.
- 7. DISCUSSION:** Gary Zibell, Lead Operator, gave a report on Cable Commission successes such as completing updating of equipment, completed large media projects, and has hired Melissa to replace Gary as Lead Operator with his pending retirement. Commission has recorded 94 meetings in the last two years:
- 8. CLOSED SESSION:** Convene into closed session pursuant to Wisconsin State Statute Section 19.85 (1)(c) considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility over – Cambridge Cable 12 Employees
Motion by Paula Hollenbeck to enter into closed session. Seconded by David Drews. Motion carried on roll call vote as follows:
Yes – David Drews, Joy Graffin, Dean Hollenbeck, and Paula Hollenbeck.
No – None
Entered into Closed Session at 8:22 a.m.
- 9. RECONVENE TO OPEN SESSION:** Motion to reconvene into open session made by Paula Hollenbeck. Seconded by Chairperson Graffin. Motion carried.
- 10. ACTION TAKEN ON CLOSED SESSION ITEMS:**
 - A. Motion made by Paula Hollenbeck to designate Melissa Murack as Lead Operator of the Oakland-Cambridge Cable Commission at a pay rate of \$32.50/hour. Seconded by Chairperson Graffin.
 - Position has an expectation of 25-30 hours per week with a financial report expected every three months or upon request of the Cable Commission.
 - Gary Zibell will remain through December 31, 2026 at approximately 10-12 hours per week.
 - Performance evaluation of Lead Operator will occur in six months.
 - Monthly report to recap activities as well as special projects each month.
 - Provide quarterly budget updates as only franchise fees can support the Cable Commission operations.

Motion carried on roll call vote as follows:

Yes – David Drews, Joy Graffin, Dean Hollenbeck, and Paula Hollenbeck.

No – None

11.OTHER BUSINESS: Paula Hollenbeck suggested a future agenda item to review Cable Commission Ordinance. Gary Zibell suggested including a future agenda item to transfer the credit card from him to Melissa Murack.

12.ADJOURNMENT: Motion to adjourn made by Paula Hollenbeck. Seconded by David Drews. Motion carried.

Meeting adjourned at 9:13 a.m.

Respectfully submitted by Kris Breunig, Administrator, Village of Cambridge

Minutes are not official until approved by the Cable Commission.

DRAFT



Village of Cambridge
VILLAGE BOARD CHECK APPROVAL

☒ **APPROVAL OF BILLS TOTALING: \$** 150,124.53

Signatures:

Trustee Hollenbeck

Trustee Schulz

Trustee Trendel

Trustee Kreklau

Trustee Jacobson

Trustee Blackwood

Vacant

 Highlights: Current Bills Over \$5,000

Vendor / Description	Amount (\$)
<u>Baer Insurance Services</u>	<u>\$ 7,557.50</u>
<u>Oakland/Cambridge Wastewater Commission</u>	<u>\$58,003.45</u>
<u>Ehlers & Associates</u>	<u>\$ 7,500.00</u>
<u>Municipal Property Ins. Co.</u>	<u>\$24,089.00</u>
<u>Village of Deerfield Sheriff's Contract</u>	<u>\$22,560.58</u>
<u>Village of McFarland Senior Outreach</u>	<u>\$ 8,433.89</u>

 Check Run Totals

Category	Amount (\$)
Total	<u>\$150,124.53</u>

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ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	1/13/2026	ALLIANT ENERGY/WP&L	
#5876920000	- STREET LIGHTS	Previous Year Expense	
100-00-53420-000-000	STREET LIGHTS		1,636.24 ✓
#5876920000	- STREET LIGHTS	12/30/2025	
		Total	1,636.24 ✓
	1/13/2026	APG OF SOUTHERN WISCONSIN	
SERVICE CHARGE		Previous Year Expense	
100-00-51425-000-000	PUBLICATION/HEARING NOTICES		14.75 ✓
SERVICE CHARGE		28866-1225	
		Total	14.75 ✓
	1/13/2026	BAER INSURANCE SERVICES	
2026 1 OF 4 QTR FOR	WORKER'S COMP		
100-00-51930-512-000	WORKER'S COMP		488.65 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP	10202 1/6/2026	
150-00-55110-512-000	LIBRARY - WORKERS COMP		353.85 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP LIB	10202 1/6/2026	
500-00-53700-684-000	INSURANCE EXPENSE		303.30 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP WATER	10202 1/6/2026	
100-00-51930-512-000	WORKER'S COMP		202.20 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP PW	10202 1/6/2026	
600-00-53700-853-000	INSURANCE EXPENSE		168.50 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP SEWER	10202 1/6/2026	
920-00-55190-390-000	CABLE TV-SUPPLIES & EXPENSE		117.95 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP CABLE	10202 1/6/2026	
100-00-51200-390-000	COURT - SUPPLY & EXPENSE		50.55 ✓
2026 1 OF 4 QTR FOR	WORKER'S COMP CRT	10202 1/6/2026	
100-00-51930-511-000	INSURANCE - LIABILITY		5,872.50 ✓
2026 1 OF 4 QTRB	GEN LIAB AND AUTO INS	10202 1/6/2026	
		Total	7,557.50 ✓
	1/13/2026	CAMBRIDGE ACE HARDWARE	
FASTENERS		Previous Year Expense	
100-00-53311-350-000	PUBLIC WORKS - EQUIP/VEHIC REP		5.99 ✓
FASTENERS		A289614 11/21/2025	
100-00-53311-350-000	PUBLIC WORKS - EQUIP/VEHIC REP		4.38 ✓
FASTENERS - ORANGE INTL	TRUCK REPAIR	B178060 12/09/2025	

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Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	7.99 ✓
		PAINT FOR MIRROR INSTALL ON PLOW TRK B178067 12/09/2025	
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	99.00 ✓
		SEARCHLIGHTS FOR DPW TRUCK A290525 12/09/2025	
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	2.54 ✓
		CHEVY PLOW BLADE REPAIR A290675 12/12/2025	
100-00-51600-240-000		MUN BLDG - MAINT & REPAIR	20.74 ✓
		FLUORSCENT TUBE FOR LIGHT IN KITCHEN- B178706	
		Total	140.64 —

1/13/2026 CAMBRIDGE ACE HARDWARE

PVC COUPLE

500-00-53700-640-000		SUPPLIES AND EXPENSES	9.99 ✓
		PVC COUPLE B176495 11/03/2025	
800-00-58100-650-000		STORMWATER REPAIRS	23.97 -
		CONCRETE FOR STORM SEWER REPAIR A288816 11/04/2025	
800-00-58100-650-000		STORMWATER REPAIRS	7.99 -
		CONCRETE FOR STORM SEWER REPAIR A288833 11/04/2025	
500-00-53700-640-000		SUPPLIES AND EXPENSES	198.00 ✓
		SEARCHLIGHTS FOR W/S TRUCKS A290524 12/09/2025	
		Total	239.95 ✓

1/13/2026 CAMBRIDGE WATER & SEWER UTILITY

ACCT#040-0024-00 AMUNDSON WATER & SEWER Previous Year Expense

100-00-51600-220-000		MUN BLDG - UTILITIES	310.11 —
		ACCT#040-0024-00 AMUNDSON WATER & SEWER 1/6/2026	
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	172.22 -
		ACCT#040-0023-00 200 W NORTH ST 1/6/2026	
		Total	482.33 ✓

1/13/2026 CAMBRIDGE/OAKLAND WASTEWATER COMMISSION

DECEMBER 2025 BILL Previous Year Expense

600-00-53700-824-000		PAYMENTS TO COWC	58,003.45 ✓
		DECEMBER 2025 BILL 12/31/2025	
		Total	58,003.45 ✓

1/13/2026 CHARTER COMMUNICATIONS/SPECTRUM

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Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-52100-310-000 170805901		POLICE - INTERNET 170805901010726 1/7/2026	55.01 ✓
100-00-51420-221-000 170805901		ADMIN - TELEPHONE/INTERNET 170805901010726 1/7/2026	55.00 ✓
500-00-53700-681-200 170805901		TELEPHONE/INTERNET EXPENSE 170805901010726 1/7/2026	54.99 ✓
600-00-53700-851-400 170805901		TELEPHONE/INTERNET EXPENSE 170805901010726 1/7/2026	54.99 ✓
Total			219.99 ✓

1/13/2026 CHARTER COMMUNICATIONS/SPECTRUM

WATER TOWER 2 INTERNET

500-00-53700-681-200 WATER TOWER 2 INTERNET	TELEPHONE/INTERNET EXPENSE 0101115112525 12/25/2025	90.28 ✓
Total		90.28 ✓

1/13/2026 CHARTER COMMUNICATIONS/SPECTRUM

INTERNET

500-00-53700-681-200 INTERNET	TELEPHONE/INTERNET EXPENSE 242543501010126 1/1/2026	120.00 ✓
600-00-53700-851-400 INTERNET	TELEPHONE/INTERNET EXPENSE 242543501010126 1/1/2026	119.99 ✓
Total		239.99 ✓

1/13/2026 COMPUTER MAGIC, INC

JAN 2026 COMPUTER SUPPORT

100-00-51420-280-000 JAN 2026 COMPUTER SUPPORT	ADMIN - COMPUTER MAINT/REPAIR 13678 12/31/2025	903.16 ✓
500-00-53700-681-300 JAN 2026 COMPUTER SUPPORT	COMPUTER SUPPORT 13678 12/31/2025	451.57 ✓
600-00-53700-842-000 JAN 2026 COMPUTER SUPPORT	TECHNOLOGY EXPENSES 13678 12/31/2025	451.57 ✓
Total		1,806.30 ✓

1/13/2026 DANE COUNTY TREASURER - COURT FINES

DEC 25 - COUNTY JAIL & DRIVER SURCHARGES Previous Year Expense

100-00-45100-000-000 DEC 25 - COUNTY JAIL & DRIVER SURCHARGES	COURT FINES/PENALTIES 12/31/2025	50.00 ✓
Total		50.00 ✓

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Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
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	1/13/2026	DEAN HEALTH PLAN	
		JAN PREMIUM FOR Y. ARCE	
100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	904.84 -
		JAN PREMIUM FOR Y. ARCE	
		2873854 12/15/2025	
		Total	904.84 -

	1/13/2026	Defined Construction, LLC	
		ROW BOND REIMBURSEMENT - 624 WHEATLAND	
100-00-56900-220-000		ROW Refunds	2,000.00 ✓
		ROW BOND REIMBURSEMENT - 624 WHEATLAND	
		Total	2,000.00 ✓

	1/13/2026	DIAMOND VOGEL PAINT CENTER	
		TRAFFIC LINE PAINT	
		Previous Year Expense	
100-00-53311-393-000		PUBLIC WORKS - STREET PAINT	497.50 ✓
		TRAFFIC LINE PAINT	
		255220255 12/31/2025	
		Total	497.50 ✓

	1/13/2026	DIGGERS HOTLINE INC	
		FEEs FOR DECEMBER 2025	
		Previous Year Expense	
500-00-53700-689-100		DIGGERS HOTLINE EXPENSES	24.60 ✓
		FEEs FOR DECEMBER 2025	
		251 2 46201 12/31/2025	
		Total	24.60 ✓

	1/13/2026	EHLERS AND ASSOCIATES INC	
		PROMISSORY NOTE SERIES 2025A	
		Previous Year Expense	
110-00-58300-000-000		BOND ADMIN FEE	7,500.00 -
		PROMISSORY NOTE SERIES 2025A	
		103998 11/12/2025	
		Total	7,500.00 -

	1/13/2026	ELECTION SYSTEMS & SOFTWARE	
		2026 #CD2133783 SVC CONTRACT 3441 DS200	
100-00-51440-390-000		ELECTIONS - SUPPLY & EXPENSE	448.29 -
		2026 #CD2133783 SVC CONTRACT 3441 DS200	
		Total	448.29 -

	1/13/2026	FARRAR, LEE	
		PROPERTY TAX REFUND - OVERPAYMENT	
		Previous Year Expense	
100-00-51920-000-000		TAX REFUNDS	215.46 -
		PROPERTY TAX REFUND - OVERPAYMENT	
		12/30/2025	

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From Account:

Thru: 1/13/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			215.46
1/13/2026 FARRAR, LEE			
STATE LAB WATER TESTING & MILEAGE			
500-00-53700-660-000		VEHICLE/FUEL EXPENSES	20.96 -
	1/6/2026	STATE LAB WATER TESTING & MILEAGE	
Total			20.96 -
1/13/2026 FORT HEALTHCARE BUSINESS HEALTH			
DRIVER FEE, ANNUAL CONS. ADMIN FEE		Previous Year Expense	
100-00-53311-390-000		PUBLIC WORKS - MISC	110.00 -
	68450 11/4/2025	DRIVER FEE, ANNUAL CONS. ADMIN FEE	
Total			110.00 -
1/13/2026 FRONTIER			
ELEVATOR PHONE - 262-159-0355-100702-5		Previous Year Expense	
100-00-51600-220-000		MUN BLDG - UTILITIES	144.15 -
	12/28/2025	ELEVATOR PHONE - 262-159-0355-100702-5	
Total			144.15 -
1/13/2026 MC FARLANE, BRYAN			
12/27 - 1/9/2026		CLEAN AMUNDSON BLDG	
100-00-51600-120-000		MUN BLDG - HOURLY WAGES	325.00 -
	1/8/2026	12/27 - 1/9/2026 CLEAN AMUNDSON BLDG	
Total			325.00 -
1/13/2026 MC FARLANE, BRYAN			
12/20- 12/31/2025		LIBRARY CLEANING	Previous Year Expense
150-00-55110-240-000		LIB BUILDING MAINT & REPAIR	262.50 -
	12/31/2025	12/20- 12/31/2025 LIBRARY CLEANING	
Total			262.50 -
1/13/2026 MSA PROFESSIONAL SERVICES			
624 DRUMLIN TR		Previous Year Expense	
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	220.00 -
	024492 12/31/2025	624 DRUMLIN TR	
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	636.79 -
	024492 12/31/2025	622 DRUMLIN TR NSFD	
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	320.64 -
	024492 12/31/2025	571 CLETUS NSFD	

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Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	180.68
	618 WHEATLAND NSFD	024492 12/31/2025	
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	110.00
	595 COUNTRY LANE	024492 12/31/2025	
100-00-52400-000-000		PLBG. & BLDG. INSPECTIONS	52.50
	#VC 20-12-25 131 W MAIN ST	024492 12/31/2025	
		Total	1,520.61

1/13/2026 MUNICIPAL PROPERTY INSURANCE COMPANY
PROPERTY INSURANCE VILLAGE HALL

100-00-51930-510-000	INSURANCE - PROPERTY		4,500.00
	PROPERTY INSURANCE VILLAGE HALL	ACCT 48-10209	
150-00-55110-510-000	LIB - INS PROPERTY		3,800.00
	PROPERTY INSURANCE - LIBRARY	48-10209	
500-00-53700-684-000	INSURANCE EXPENSE		10,397.00
	INSURANCE EXPENSE POLICY - WATER	48-10209	
600-00-53700-853-000	INSURANCE EXPENSE		2,157.00
	INSURANCE ENPENSE POLICY - SEWER	48-10209	
100-00-55200-390-000	PARK/PLAYGROUND SUPPLIES		2,300.00
	PARK/PLAYGROUND SUPPLIES PARK	48-10209	
800-00-58100-689-000	MISCELLANEOUS EXPENSE		210.00
	MISCELLANEOUS EXPENSE POLICY	48-10209	
100-00-51930-510-000	INSURANCE - PROPERTY		725.00
	INSURANCE PROPERTY - DPW	48-10209	
		Total	24,089.00

1/13/2026 NAPA AUTO PARTS
ANTI FREEZE AND LIGH-YELLOW PLOW TRUCK Previous Year Expense

100-00-53311-350-000	PUBLIC WORKS - EQUIP/VEHIC REP		24.38
	ANTI FREEZE AND LIGH-YELLOW PLOW TRUCK	7798063 12/22/2025	
100-00-53311-350-000	PUBLIC WORKS - EQUIP/VEHIC REP		2.00
	FUSE FOR F-450 REPAIR	780021 12/30/2025	
100-00-53311-350-000	PUBLIC WORKS - EQUIP/VEHIC REP		5.09
	OIL FILTER FOR F450	779874 12/23/2025	
		Total	31.47

1/13/2026 NAPA AUTO PARTS
AIR FILTER - F-450

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026

From Account:

Thru: 1/13/2026

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	37.25 -
		AIR FILTER - F-450	780203 1/6/2026
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	5.26 -
		TRANSMISSION FLUID - F450	780215 1/6/2025
Total			42.51 -

1/13/2026 PEAK GARAGE DOORS			
LARGE GARAGE DOOE REPAIR DPW BLDG			
100-00-53311-530-000		PUBLIC WORKS - BLDG SUPPLY/EXP	842.25
		LARGE GARAGE DOOE REPAIR DPW BLDG	2422 1/8/2026
Total			842.25 *

1/13/2026 PETE'S TIRE SERVICE INC.			
TIRE REPAIR FOR F150			
			Previous Year Expense
500-00-53700-660-000		VEHICLE/FUEL EXPENSES	31.50 *
		TIRE REPAIR FOR F150	231764 12/22/2025
Total			31.50 *

1/13/2026 PICKETT, JUDY			
PROPERTY TAX REFUND - OVERPAYMENT			
			Previous Year Expense
100-00-51920-000-000		TAX REFUNDS	30.02 -
		PROPERTY TAX REFUND - OVERPAYMENT	
Total			30.02 -

1/13/2026 PITNEY BOWES BANK - POSTAGE POWER			
#8000-9090-0596-7588			
			Previous Year Expense
150-00-55110-311-000		LIB - POSTAGE	8.88
		#8000-9090-0596-7588	1/4/2026
100-00-52100-390-000		POLICE - PHONES & SUPPLIES	2.22
		#8000-9090-0596-7588	1/4/2026
100-00-51420-311-000		ADMIN - POSTAGE	678.10
		#8000-9090-0596-7588	1/4/2026
500-00-53700-681-100		POSTAGE	53.79
		#8000-9090-0596-7588	1/4/2026
600-00-53700-851-300		POSTAGE EXPENSE	53.79
		#8000-9090-0596-7588	1/4/2026
Total			796.78 *

1/13/2026 PRAXIS CONSULTING
2026 QUICK CLERK MAINTENANCE

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51200-390-000		COURT - SUPPLY & EXPENSE	1,100.00
	2026	QUICK CLERK MAINTENANCE	
		20101042 12/13/2025	
		Total	1,100.00
1/13/2026 PUBLIC ADMINISTRATION ASSOC			
INTERIM CLERK/TREASURER 12/29-1/8/2026			
100-00-51520-290-000		CONTRACTED SERVICES	3,925.00
		INTERIM CLERK/TREASURER 12/29-1/8/2026	
		1/12/2026	
		Total	3,925.00
1/13/2026 SECURIAN FINANCIAL GROUP, INC			
LIBRARY LIFE INSURANCE JAN 2026			
150-00-55110-135-000		LIB - LIFE INS	28.32
		LIBRARY LIFE INSURANCE FEB 2026	
		002832L JAN 2026	
100-00-53311-135-000		PUBLIC WORKS - LIFE INS	42.42
		DPW LIFE INSURANCE FEB 2026	
		002832L JAN 2026	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	22.09
		WATER LIFE INSURANCE FEB 2026	
		002832L JAN 2026	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	22.09
		SEWER LIFE INSURANCE FEB 2026	
		002832L JAN 2026	
100-00-51420-135-000		ADMIN - LIFE INS	9.07
		VILLAGE HALL LIFE INS FEB 2026	
		002832L JAN 2026	
100-00-21514-000-000		GROUP LIFE INS PAYABLE	140.81
		EMPLOYEE SHARE FEB 2026	
		002832L JAN 2026	
		Total	264.80
1/13/2026 STATE OF WISCONSIN COURT FINES & SURCHARGES			
DEC 25 CC, PENALTY, CRIME LAB SURCHARGES Previous Year Expense			
100-00-45100-000-000		COURT FINES/PENALTIES	129.00
		DEC 25 CC, PENALTY, CRIME LAB SURCHARGES 12/31/2025	
		Total	129.00
1/13/2026 SUPERIOR STATE ADMINISTRATORS INC			
Debit Card Transactions for Jan 2026			
100-00-51420-134-000		ADMIN - FLEX BEN	5.75
		Debit Card Transactions for Jan 2026	
		GHX4993 1/1/2026	
		Total	5.75
1/13/2026 US CELLULAR			
POLICE CELL PHONES JAN 2026			

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-52100-390-000		POLICE - PHONES & SUPPLIES	487.02
		POLICE CELL PHONES JAN 2026	0777497755 12/22/2025
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	665.61
		DPW CELL PHONE JAN 2026	0777497755 12/22/2025
100-00-51200-390-000		COURT - SUPPLY & EXPENSE	-9.82
		COURT CELL PHONE JAN 2026	0777497755 12/22/2025
100-00-51420-221-000		ADMIN - TELEPHONE/INTERNET	47.75
		ADMIN CELL PHONE JAN 2026	0777497755 12/22/2025
500-00-53700-681-200		TELEPHONE/INTERNET EXPENSE	-15.44
		WATER CELL PHONE JAN 2026	0777497755 12/22/2025
		Total	1,175.12
	1/13/2026	VESTIS	
		MATS - AS OF 12/30/2025	Previous Year Expense
100-00-51600-390-000		MUN BLDG - SUPPLIES	174.42
		MATS - AS OF 12/30/2025	6140731596 12/30/2025
		Total	174.42
	1/13/2026	VILLAGE OF DEERFIELD	
		COURT FINES -DEC 2025	Previous Year Expense
100-00-45100-000-000		COURT FINES/PENALTIES	126.00
		COURT FINES -DEC 2025	12/31/2025
		Total	126.00
	1/13/2026	VILLAGE OF DEERFIELD	
		POLICE WAGES - 11/16 - 12/13/2025	Previous Year Expense
100-00-52100-290-000		Dane County Sheriffs Contract	22,560.58
		POLICE WAGES - 11/16 - 12/13/2025	3050 1/5/2026
		Total	22,560.58
	1/13/2026	VILLAGE OF McFARLAND - SENIOR OUTREACH	
		2026 1ST HALF - OUTREACH SERVICES	
100-00-55400-000-000		SENIOR SERVICES	8,433.89
		2026 1ST HALF - OUTREACH SERVICES	9235 12/30/2025
		Total	8,433.89
	1/13/2026	VISA	
		FARM FLEET - REPAIR PARTS -PLOW TRUCKS	Previous Year Expense
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	312.03
		FARM FLEET - REPAIR PARTS -PLOW TRUCKS	12/09/2025

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
500-00-53700-640-000		SUPPLIES AND EXPENSES	45.90
		DNR FOR WATER CERT RENEWAL-GARCIA	
	12/15/2025		
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	187.05
		SNOW BLOWER CUTTING EDGE	
	12/21/2025		
		Total	544.98

1/13/2026 VISA

LANDMARKSER-HYDRAULIC FLUID-OR PLOW TRK Previous Year Expense

100-00-53311-351-000		PUBLIC WORKS - VEHICLE REPAIRS	22.68
		LANDMARKSER-HYDRAULIC FLUID-OR PLOW TRK	
	12/04/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	597.65
		BOBCAT - NEW TIRES BOBCAT/LOADER	
	12/04/2025		
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	2.10
		MENARDS	
	12/05/2025		
		Total	622.43

1/13/2026 VISA

AMAZON - RECHARGEABLE BATTERIES Previous Year Expense

500-00-53700-640-000		SUPPLIES AND EXPENSES	268.00
		AMAZON - RECHARGEABLE BATTERIES	
	12/09/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	17.92
		PHONE CASE	
	12/09/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	34.50
		AMAZON	
	12/11/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	26.68
		AMAZON	
	12/12/2025		
800-00-58100-630-000		STORMWATER EQUIP REP/MAINT	211.17
		AMAZON -WATER PACKS FOR CONTROLLED BURNS	
	12/12/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	126.74
		AMAZON - BATTERY CHARGER	
	12/12/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	23.39
		AMAZON	
	12/15/2025		
100-00-53311-340-000		PUBLIC WORKS - SHOP SUPPLIES	-15.44
		AMAZON CREDIT VOUCHER	
	12/22/2025		
100-00-51420-320-000		ADMIN - SUBSCR/PRINTING	15.00
		DOCUSIGN	
	12/25/2025		
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	24.74
		INTEREST CHARGE	
	12/31/2025		

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			732.70
1/13/2026 WAKE, ROBERT			
PROPERTY TAX REFUND - OVERPAYMENT		Previous Year Expense	
100-00-51920-000-000	TAX REFUNDS		1.00
PROPERTY TAX REFUND - OVERPAYMENT			
Total			1.00
1/13/2026 WISCONSIN DEPARTMENT OF REVENUE			
BUSINESS TAX RENEWAL ENDS 1/31/2028			
100-00-51520-290-000	CONTRACTED SERVICES		10.00
BUSINESS TAX RENEWAL ENDS 1/31/2028			
Total			10.00
Grand Total			150,124.53

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HOMETOWN BANK GENERAL OPERATING

Dated From: 1/13/2026 From Account:

Thru: 1/13/2026 Thru Account:

Amount

Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	64,491.99
Total Expenditure from Fund # 110 - DEBT SERVICE FUND	7,500.00
Total Expenditure from Fund # 150 - LIBRARY FUND	4,453.55
Total Expenditure from Fund # 500 - WATER UTILITY	12,076.53
Total Expenditure from Fund # 600 - SEWER UTILITY	61,031.38
Total Expenditure from Fund # 800 - STORMWATER UTILITY	453.13
Total Expenditure from Fund # 920 - CAMBRIDGE/OAKLAND CABLE TV	117.95
Total Expenditure from all Funds	150,124.53

KJB

To: Cambridge Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Bulk Standard Zoning Code Amendments
Date: November 6th, 2025 (updated: December 2nd)

Plan Commission unanimously approved the amendments outlined in this memo with the condition that the building height be verified and set based on fire protection equipment/vehicles. This was sent back by the Village Board in November. Plan Commission at their December 8th meeting, unanimously approved the amendments including the building height change. See comment in Proposed Bulk Standards section.

The Village has three residential zoning districts based on density (i.e., low-density residential, medium-density residential, and high-density residential). To achieve the stated intent of this tiered residential densities requires allowance for smaller home lots; however, the current minimum standards are uniform across all three residential districts. All three residential districts require a minimum of 80 feet along the lot frontage and 10,800 square feet per unit. This requirement requires all single-family lots to be at least a 0.25-acre lot, which equals 4 units/acre (generally considered low-density housing). This amendment proposes tiered bulk standards for the Village's three residential districts (R-L Low Density, R-M Medium Density, R-H High Density) to replace the current uniform minimums for lot frontage, lot size, and minimum setbacks. Also, R-M and R-H zoning districts permits other uses above single-family residential; however, the standards are the same for all permitted uses.

This amendment meets the intent of the zoning districts (i.e., variability in density), and will reduce the need to require a planned unit development (PUD) process to achieve densities above 4 units/acre (or 0.25-acre single-family lots). PUD adds costs to the developer/landowner to develop necessary materials, review and future administration to amendments to the PUD documents. This also adds time and costs to Village staff to review and administer these individual PUD districts. Lastly, PUDs reduces predictability in what will be approved by the Village, as single-family less than 0.25-acre lots is not permitted in any district. **Again, this amendment is correcting an error in the standards that is not meeting the intent of the residential zoning districts.**

MEMO

Nov. 6th, 2025 (updated December 2nd)

Existing Bulk Standards

Existing bulk standards for Cambridge's three residential zones only vary in maximum lot coverage percentage (as shown below). These standards for any permitted use (e.g., single-family, duplex, multi-family).

	R-L Low Density	R-M Medium Density	R-H High Density*
Minimum lot size (sq. ft.)	10,800	10,800	10,800
Minimum lot width (ft.)	80	80	80
Front street/flanking street yard setback (ft.)	25	25	25
Interior side yard setback (ft.)	12	12	12
Rear yard setback (ft.)	25	25	25
Maximum building height (ft.)	35	35	35
Max percent of lot coverage (%)	30	50	70

* (R-H) Lot Area Per Dwelling Unit. Minimum of 2,700 sq.ft.

Proposed Bulk Standards

The minimum lot size and frontage are reduced in R-M and R-H to allow for greater densities. The minimum lot size and frontage for R-L has been reduced slightly to allow for a slightly small lot size (i.e., 0.25 acre down to 0.23 acre). These standards are also modified for each of the permitted uses allowed in each district. Lastly, the building setbacks have been reduced correspondingly to the reduction in lot size and width (frontage) requirements. Text amendments are shown in **red text**.

R-L District - Bulk Regulations	
Type of Standard	Lot Dimensional Requirements
Minimum lot size	10,000 square feet
Minimum lot width	75 feet
Minimum Yard Setbacks	
Front street/flanking street yard	25 feet
Interior side yard	10 feet
Rear yard	25 feet
Maximum building height	35 feet
Max percent of lot coverage	30%

MEMONov. 6th, 2025 (updated December 2nd)

R-M District - Bulk Regulations			
Type of Standard	Lot Dimensional Requirements		
	Single-Unit Residences	Two-Unit Residences	Zero-Lot-Line Duplexes
Minimum lot size (per unit)	8,000 square feet	5,000 square feet	5,000 square feet
Minimum lot width (per lot)	60 feet	90 feet	45 feet
Minimum Yard Setbacks			
Front street/flanking street yard	20 feet	20 feet	20 feet
Interior side yard (each side)	7 feet	10 feet	10 feet, except 0 feet on common wall
Rear yard	25 feet	25 feet	25 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum percent of building lot coverage	50%	50%	50%

R-H District - Bulk Regulations				
Type of Standard	Lot Dimensional Requirements			
	Two-Unit Residences	Zero-Lot-Line Duplex	Zero-Lot-Line Townhouses	Multifamily Buildings
Minimum lot size (per unit)	4,500 square feet	4,500 square feet	2,100 square feet	2,700 square feet
Minimum lot width (per lot)	85 feet	42.5 feet	24 feet	80 feet
Minimum Yard Setbacks				
Front street/flanking street yard	20 feet	20 feet	20 feet	20 feet
Interior side yard (each side)	6 feet	6 feet, except 0 feet on common wall	6 feet, except 0 feet on common wall	6 feet
Rear yard	25 feet	25 feet	25 feet	35 feet
Maximum building height	35 feet	35 feet	35 feet	45 feet
Max percent of building lot coverage	70%	70%	70%	70%

The mutual aid agreement with neighboring communities allows for fire protection up to the 45-foot height. Plan Commission voted to approve all amendments outlined above, including the 45-foot maximum height.

ACTION

The Village Board can approve as recommended by Plan Commission, approve with conditions (changes), or deny the text amendments.

ORDINANCE 2026-01
AN ORDINANCE TO AMEND CHAPTER 17 – ZONING,
OF THE VILLAGE OF CAMBRIDGE MUNICIPAL CODE OF ORDINANCES

WHEREAS, Chapter 17 is enacted pursuant to the authorization contained in §62.23 and §87.30 Wis. Stats, and

WHEREAS, the purpose of Chapter 17 is to establish standards for promoting the health, safety, morals, and general welfare through the designation of permitted and conditional uses, and bulk standards for all properties within the Village of Cambridge, and

WHEREAS, the Village of Cambridge has found it necessary to amend Chapter 17 to allow residential lots and development that meet the intent of the zoning districts' purpose (i.e., R-L Low-Density Residential, R-M Residential Medium-Density and R-H High-Density Residential), and

WHEREAS, the Village of Cambridge Plan Commission held a public hearing on November 10th, 2025 regarding the proposed amendments and additions to Sections 17.16.040, 17.20.040, and 17.24.040.

WHEREAS, after said public hearing the Plan Commission recommended the Village Board adopt the revisions to Chapter 17 (the amended sections of Chapter 17 are attached and incorporated herein into this Ordinance as Exhibit A, dated December 2nd, 2025).

NOW THEREFORE, the Village Board of the Village of Cambridge approves the amendments to Chapter 17 as recommended by the Plan Commission.

The Ordinance shall be effective the day after publication.

Adopted by the Village Board of the Village of Cambridge, Wisconsin on this 13th day of January 2026.

By: _____
_____, Village President

Attest: _____
Kris Breunig, Village Administrator