



## MINUTES

**VILLAGE BOARD OF TRUSTEES**  
AMUNDSON COMMUNITY CENTER  
200 SPRING ST., CAMBRIDGE, WI 53523  
TUESDAY, APRIL 28, 2026, 6:30 PM

1. **CALL TO ORDER:** President Hollenbeck called the meeting to order at 6:30 p.m.
2. **ROLL CALL:** Members Present – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel.  
  
Members Absent – Trustee Trendel  
  
Others Present – Eric Jay, Dean Lund, Ben Johnson, Patty Strobusch, Perri Smythe, Michael Coughlin, Diana Gelderman, Clerk/Treasurer Brian Wilson, and Administrator Kris Breunig.
3. **PROOF OF POSTING:** Confirmed - Upper and Lower levels of the Amundson Center, Cambridge Post Office, Badger Bank, Bank First, and the Village website.

4. **PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON):**

- Dean Lund requested and led the Pledge of Allegiance.
- Ben Johnson, President of the Vineyards of Cambridge HOA, spoke in opposition to agenda items 10D and 10E regarding the Vineyard Drive rezone and CSM proposals.

Key concerns raised by the HOA:

- The proposed 26-unit building on lot two exceeds the 14 units allowed by zoning.
- Both lots fail the 35-foot rear setback requirement.
- An estimated 146 additional vehicles would funnel through the Kenseth Way and Highway 12/18 intersection.
- Fire and EMS turnaround on proposed private drives is considered inadequate.

HOA's requests to the board:

- Do not sign the CSM until setback and density conditions are met.
- Defer action on the 800 Vineyard rezone until fire, EMS, and traffic infrastructure are addressed.
- Require full transparency on developer identity and housing type.

5. **APPROVAL OF CONSENT AGENDA:**

- a. Approval of Village Board Minutes for April 14, 2026.

Trustee Blackwood moved to approve the Consent Agenda. Second by Trustee Jankowski. Motion carried by voice vote.

6. **APPROVAL OF BILLS:**

Motion by President Hollenbeck to approve bills totaling \$254,489.55. Second by Trustee Jankowski. Motion carried on a roll call vote.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, and Trustee Jankowski

No – None

Absent - Trustee Trendel

**7. COMMITTEE REPORTS:**

a. Joint Police Commission

Trustee Blackwood reported:

- A significant arrest was made regarding thefts from storage units.
- The new third-shift deputy is in road training and expected to start in late August.
- The commission will review and update its contract language at its June 9th meeting.

b. Water and Sewer

President Hollenbeck reported:

- Rockdale Regionalization project is now connected.
- A sanitary sewer lining project is ongoing.
- The water tower is scheduled for repair in May with no expected service impact.
- Enforcement of grease trap cleaning rules is being reinforced for commercial establishments.
- Over 200 residents have signed up for the online utility payment system, with one winner receiving a gift certificate.

c. Plan Commission

President Hollenbeck reported that all topics discussed at the previous night's meeting of the Plan Commission were on the agenda for this evening for action, except that action on item 10 e. will be deferred to a future date.

***Trustee Trendel arrived for the meeting at 6:43 p.m.***

d. Library Board

Trustee Trendel reported that the library's transition to the new LinkCat system went well. She also announced that they are still seeking someone to fill a vacant seat on the Library Board.

**8. VILLAGE ADMINISTRATOR'S REPORT:**

a. Update on LBK Park Phase II Estimates

Administrator Breunig discussed estimates from Lee Recreation for Phase Two. Options include a gazebo (\$17,758 or \$22,246), basketball hoops (\$4,008 for full court, \$2,204 for half court), and freestanding shade features. Funding is already set aside from the park impact fee fund. The Public Works Committee will review the options and make a recommendation to the Village Board.

b. Public Service Commission Hearing Update

Administrator Breunig reported that the PSC hearing scheduled for April 28 was postponed because the primary and backup representatives were unavailable. The delay is expected to push the PFP portion out to June.

**9. UNFINISHED BUSINESS – ACTION REQUIRED:**

a. Discussion and Possible Action on Vacant Village Trustee seat.

One application was received from Mitch Sands for the vacant village trustee seat. He was unable to attend the meeting due to a prior commitment.

President Hollenbeck made a motion to appoint Mitch Sands to the vacant Village Trustee seat. Second by Trustee Jacobson. Motion carried by voice vote.

**10. NEW BUSINESS – ACTION REQUIRED:**

a. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt an ordinance amending the Comprehensive Plan's Future Land Use Map to change Parcel 0612-013-9620-1 to Neighborhood Mixed Use.

Motion by Trustee Blackwood to adopt Ordinance 2026-05 amending the Comprehensive Plan's Future Land

Use Map to change Parcel 0612-013-9620-1 to Neighborhood Mixed Use. Second by Trustee Jankowski. Motion carried on roll call vote.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel

No – None

Absent - None

- b. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt an ordinance rezoning Parcel 0612-013-9620-1 to Neighborhood Mixed Use.

Motion by Trustee Trendel to adopt Ordinance 2026-06 rezoning Parcel 0612-013-9620-1 to Neighborhood Mixed Use. Second by Trustee Blackwood. Motion carried on roll call vote.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel

No – None

Absent - None

- c. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt an ordinance rezoning Parcel 0612-121-2220-1 to High-Density Residential zoning district.

It was discussed that this is a rezoning of the old Melster's property. It was noted that while much of the area is in a floodplain, there are buildable sections, and any developer is responsible for site remediation and compliance with FEMA/DNR regulations.

Motion by President Hollenbeck to adopt Ordinance 2026-04 rezoning Parcel 0612-121-2220-1 to High-Density Residential zoning district and amending the Comprehensive Plan map. Second by Trustee Jacobson. Motion carried on roll call vote 5-1.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel

No – Trustee Busch

Absent - None

- d. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt an ordinance rezoning Parcel 0612-012-9112-1 (900 Vineyard Drive) to High-Density Residential zoning district.

The Village Board discussed rezoning this lot on Vineyard Drive from "Highway Business" to "High Density Residential." An address correction was made for the related ordinance (2026-07), changing it from "800 Vineyard Drive" to "900 Vineyard Drive." Concerns were raised about traffic, parking, setbacks, and sidewalks from a conceptual plan, though it was clarified the vote was only on the rezoning, not a specific site plan. The conceptual plan suggested townhomes with two-car garages. It was noted an additional access point on Highway 134 is being created to help with traffic.

Motion by Trustee Blackwood to adopt Ordinance 2026-07 rezoning Parcel 0612-012-9112-1 (900 Vineyard Drive) to High-Density Residential zoning district. Second by President Hollenbeck. Motion carried on roll call vote 4-2.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Jacobson, and Trustee Trendel

No – Trustee Busch and Trustee Jankowski

Absent - None

- e. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt a resolution splitting Parcel 0612-012-9760-1 (800 Vineyard Drive).

No action was taken on this item as no recommendation was made by the Plan Commission.

- f. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to adopt an ordinance amending the Village's Subdivision Ordinance sections 16.24.040 and 16.32.

It was noted that this amendment was recommended by our consultants to resolve conflicts and add cross-references between the zoning and municipal codes.

Motion by Trustee Blackwood to adopt Ordinance 2026-08 amending the Village's Subdivision Ordinance sections 16.24.040 and 16.32. Second by Trustee Trendel. Motion carried on roll call vote.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel

No – None

Absent - None

- g. Discussion and Possible Action on recommendation from the Plan Commission to the Village Board to approve/deny the CSM for Parcel 022-0613-0532-001 (N9236 US-18) in the Town of Oakland per extraterritorial plat review.

Motion by Trustee Trendel to adopt Resolution 2026-05 approving the CSM for Parcel 022-0613-0532-001 (N9236 US-18) in the Town of Oakland per extraterritorial plat review. Second by Trustee Jacobson. Motion carried on roll call vote.

Yes – President Hollenbeck, Trustee Blackwood, Trustee Busch, Trustee Jacobson, Trustee Jankowski, and Trustee Trendel

No – None

Absent - None

- h. Discussion and Approval of 2026-2027 Village Board Committee Assignments

Motion by Trustee Jankowski to approve the 2026-2026 Village Board Committee Assignments as presented. (see attached) Second by Trustee Busch. Motion carried.

#### **11. FUTURE AGENDA ITEMS:**

Trustee Busch requested that the Pledge of Allegiance be added back to future Village Board agendas. President Hollenbeck declined this request as she feels the Board's focus should be on Village-specific matters.

#### **12. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON):**

President Hollenbeck welcomed new Village Trustees Greg Jankowski and Betsy Busch. It was emphasized that the Board's role is to legislate, while the administrative branch, led by Kris, manages daily operations.

#### **13. NEXT MEETING DATES:**

- a. Fire and EMS Commission Four-Community Meeting – Wednesday, April 29, 2026, at 6:30 p.m. (in Town of Christiana.)
- b. Economic Development Committee – Monday, May 4, 2026, at 5:30 p.m.
- c. Plan Commission – Monday, May 11, 2026, at 6:30 p.m.
- d. Cable Commission – Tuesday, May 12, 2026, at 4:30 p.m.
- e. Village Board – Tuesday, May 12, 2026, at 6:30 p.m.
- f. Library Board – Wednesday, May 13, 2026, at 6:30 p.m.
- g. Water and Sewer Committee – Tuesday, May 19, 2026, at 6:30 p.m.
- h. Village Board – Tuesday, May 26, 2026, at 6:30 p.m.
- i. Joint Police Commission – Tuesday, June 9, 2026, at 5:00 p.m.
- j. Open Book – Monday, June 22, 2026, from 12:00 p.m. until 2:00 p.m.
- k. Board of Review – Wednesday, July 8, 2026, from 12:00 p.m. until 2:00 p.m.

- 14. ADJOURNMENT:** Trustee Trendel made a motion to adjourn. Second by Trustee Blackwood. Motion carried by voice vote.

Meeting adjourned at 8:01 p.m.

Respectfully submitted by Brian Wilson, Clerk/Treasurer, Village of Cambridge

These minutes were approved by the Village Board of Trustees on May 12, 2026.