

**Village of Cambridge Board of Trustees
Amundson Community Center
200 Spring Street, Cambridge
Tuesday, July 26, 2022
6:30 p.m.**

Village Board Agenda

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Proof of Posting**

- 4. Public Comment**

- 5. Approval of Consent Agenda:**
 - a. Village Board Minutes: July 12, 2022
 - b. Economic Development Committee: July 18, 2022
 - c. Water and Sewer Committee: July 19, 2022

- 6. Reports:**
 - a. Presidents Report
 - b. Director Dept of Public Works-Tod Lord
 - c. Library Board: July 20, 2022
 - d. Village Office Updates: Administrator/Clerk Moen
 - 1) Two Factor Authentication

- 7. Treasurer's Report:**
 - a. Bills

- 8. Unfinished Business:**
 - a. Fire Commission Update
 - 1) Invited Guests: Mark Cook, Chairman, Cambridge Community Fire and EMS Commission and Paul Blount, EMS Director
 - 2) Discussion and Possible Recommendation Regarding Purchase of Home for EMS
 - 3) Discussion and Possible Recommendation Regarding Purchase of Ambulance
 - b. Discussion and Possible Action Regarding August 9 Joint Law Enforcement; August 9, Village Board Meeting
 - c. Discussion and Possible Action regarding Authorization for Clerk/ Administrator, and Treasurer to approve and sign payables checks in a Timely Manner if Village Board Meeting is Postponed
 - d. Discussion and Possible Action Regarding Replacement of Flag Pole in Veterans Park: Recommendation from Public Works Committee
 - e. Review and Discussion Regarding Water Maintenance Plan, Agreements and Related Checklists
 - f. Discussion and Possible Action Regarding Request to be Placed on Agenda Form

- 9. New Business:**
 - a. Discussion and Possible Action Regarding Policy Regarding Decorum Expectations at All Meetings
 - b. Discussion and Possible Action Regarding Placement of Arts Council / Fire Fest Statue
 - c. Discussion and Possible Action Regarding New Flooring for Old Village Office
 - d. Discussion and Possible Action Regarding Adding Margaret Hawkins as an Election Worker
 - e. Discussion and Possible Action Regarding Request from Cambridge Area Lions Club for Use of Village Bench as a Memorial for Randy North
 - f. Discussion and Possible Action Regarding Request to Dane County for Commercial Zoning at 275 Hwy 12/18, Town of Christiana

10. Correspondence: None

11. Upcoming Meetings: August 8, Plan Commission; August 9, Election; August 9, Joint Law Enforcement ?; August 9, Village Board ?; Library Board, August 10; Economic Development, August 15; Water and Sewer, August 16; Village Board, August 23

12. Questions, Referrals to Staff or Future Agenda Items:

- a. Class B Beer and Liquor License Application for Lions Club of Cambridge, Inc AKA Cambridge Area Lions Club

13. Convene into Closed Session

Per Section 19.85(1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: Proposed Resolution 2022-07 and Ordinance 2022-06

14. Reconvene into Open Session

15. Discussion and Possible Recommendations Regarding Draft Liquor License Nonrenewal Resolution 22-02-07

16. Discussion and Possible Recommendations Regarding Village of Cambridge Ordinance 2022-06 Regarding Liquor License Nonrenewal

17. Adjournment

Lisa Moen, Administrator/Clerk

Note

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

**Village of Cambridge Board of Trustees
Amundson Community Center
200 Spring Street, Cambridge
Tuesday, July 12, 2022
6:30 p.m.**

Village Board Minutes

1. **Call to Order/Roll Call:** President McNally called the meeting to order at 6:30 p.m. Members present: Trustees Wittwer, Franklin, Hollenbeck, Kumbier, Breunig and President McNally. Members Excused: Trustee Schaefer Weiss. Others present: Lisa Moen, Administrator/Clerk; Chrissie Brynwood, Treasurer; Tod Lord, Director of Public Works; Jane Landretti, Attorney Stafford Rosenbaum; Dean Lund; Tyler Dedrick- Cambridge News; Brian Berquist, Town and Country Engineer; Frank Peregrine, Cambridge Development.
2. **Pledge of Allegiance**
3. **Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Hometown Bank, Badger Bank, Cambridge Post Office and the Village Web Site.
4. **Public Comment**
5. **Approval of Consent Agenda:**
 - a. Village Board Minutes: June 28, 2022
 - b. Public Works Committee: July 7, 2022

Trustee Hollenbeck made a motion to approve the consent agenda as presented, seconded by Trustee Wittwer. Motion carried. 6-0

6. **Reports:**
 - a. **Presidents Report** President McNally said the concert in the square was good and well attended. There was a porta potty provided. Trustee Hollenbeck thanked the Art's Council for providing the restroom. President McNally said this past Saturday at Lake Ripley the Cambridge Foundation celebrated their 75th birthday and it went well, approximately 3,000 people in attendance. There were food vendors, fireworks great event. He also received a phone call regarding the incident that happened in Illinois on the 4th of July, what safeguards will be placed to stop this from happening here in Cambridge? President McNally said he has spoken with the police, and they will be present during the upcoming Fire Fest but explained that is all they can do.
 - b. **Joint Review Board:** July 12, 2022: Trustee Breunig said they met today before the Village Board meeting and gave final approval to TID No. 6.
 - c. **Director Dept of Public Works-Tod Lord:** Mentioned that they are cleaning storm drains. He is not sure when Treeworks will be taking down the trees in the park. He said the summer employee is working out very well. He has spoken with other villages, and we are the only village that chips brush once a week and that the residents like this service. The crew will focus on Westside Park for the upcoming Firefest event. They also have been working on cleaning up the fishponds and have received a good report from the DNR. Awaiting word on free fish for the ponds.
 - d. **Village Office Updates:** Administrator/Clerk Moen: Busy preparing for the August election. Absentee ballots have been sent out and are being received back, required notices being prepared,

arranging poll workers; Awaiting final DOT approval on the ATV/UTV ordinance, working with the Quad County Runners on the signs, per our agreement they will order the signs and staff will erect them, ordinance goes into effect upon erection of the signs; Chrissie is completing her third year of the UW Green Bay Treasurers Institute; ongoing pre-application, TID creation, development, developers agreement meetings on a number of projects; state and federal quarterly reporting; preparing for budget process; working with the attorney on proposed ordinances, policies, forms; working with Ehlers on the simplified and full rate cases; working with Ehlers and MSA on the Well project.

7. Treasurer's Report:

- a. **Bills:** First run of bills in the amount of \$85,847.09, seconded run in the amount of \$3,270.42, for a total of \$ 89,117.51.

Trustee Hollenbeck questioned the MSA billing how often? Administrator Moen answered once a month. Trustee Wittwer also questioned the general ledger account that was used to pay for the 3rd quarter fire commission, not the 2 % fire dues. Treasurer Brynwood agreed and will reclass to correct general ledger.

Trustee Hollenbeck made a motion to approve the bills in the amount of \$ 89,117.51, seconded by Trustee Franklin. Motion carried on a 6-0 roll call vote.

8. New Business:

- a. **Discussion and Possible Action Regarding Request from Frank Peregrine to Perform Work on Village Property to Upgrade Stormwater Management Plan:** This will correct the stormwater on the western side of the development. Dane County Water Resource has approved the plans. Staff believes that this would trigger our new ROW permit, this coverage would protect the Village against the risk of any damage.

Trustee Hollenbeck made a motion to grant Cambridge Development LLC permission to perform grading on Village owned property to remedy stormwater management in the Vineyards at Cambridge, upon application and approval of the Right of Way permit, seconded by Trustee Franklin. Motion carried. 6-0

- b. **Discussion and Possible Action Regarding Street Closure Request for Mill Street, August 7, 2022, Ribfest.**

Trustee Hollenbeck made a motion to approve the street closure request for Mill Street on August 7 for Ribfest, seconded by Trustee Breunig. Motion carried. 6-0

- c. **Discussion and Possible Action Regarding Extension of Keystone's Liquor License to Sidewalks and Back Parking Lot, August 7, 2022:**

Trustee Hollenbeck made a motion to approve the extension of Keystone's Liquor License to include their sidewalks and back parking lot on August 7, 2022, for purposes of the Ribfest, seconded by Trustee Kumbier. Motion carried. 6-0

- d. **Discussion and Possible Action Regarding Awarding the contract for the Johnson St/Townsend St Road Project: Recommendation from Public Works Committee:** The Public Works Committee recommended awarding the contract to Payne & Dolan for road work to be completed on Johnson St and Townsend St, in the amount of \$145,845.00. We have received LRIP grant funds in the amount of \$29,499.68 for this project.

Trustee Kumbier made a motion to award the contract for Johnson St/Townsend St Road project to Payne & Dolan in the amount of \$145,845.00, seconded by Trustee Breunig. Motion carried.

Trustee Wittwer made a motion to direct staff to obtain loan for the remaining funds for the road project not to exceed \$117,000 above the grant amount. Seconded by Trustee Breunig. Motion carried on a roll call vote.

- e. Discussion and Possible Action Regarding Construction of a Shed at the Village Dump Site: Recommendation from Public Works Committee:** The Village has received a grant from the Cambridge Foundation in the amount of \$10,000 for the construction of a shed at the Village Dump site. The quote from London Lumber is \$15,421.00. The Public Works Committee recommended construction of the shed, contingent on funding and disposition of the current trailer, and sharing the cost with water/sewer/stormwater as some of the equipment stored there will be theirs. Staff is currently looking at funding and disposition of the trailer. This will also be placed on the Water and Sewer Agenda.

Trustee Franklin made a motion to accept the quote, not to exceed \$18,000 from London Lumber for the shed to be constructed at the Village dump site, splitting the cost with water/sewer/stormwater, seconded by Trustee Kumbier. Motion carried on a roll call vote.

- f. Discussion and Possible Recommendations Regarding Draft Liquor License Nonrenewal Resolution** Attorney Landretti has drafted a policy for going forward. Will discuss more in detail in a future closed session.
- g. Discussion and Possible Recommendations Regarding Village of Cambridge Draft Ordinance Regarding Liquor License Nonrenewal.** Discussed holding reasonable hours or current 90 days.
- h. Discussion and Possible Action Regarding Audit Services RFP:** Our contract with Hawkins Ash is up this year. This is the RFP that we used three years ago.

Trustee Witwer made a motion to direct staff to go out for an RFP for auditing services, seconded by Trustee Hollenbeck. Motion carried.6-0

- i. Discussion and Possible Action Regarding Letter from Town of Oakland Regarding Annexation:** Included in the packet are minutes from the Joint Subcommittee meeting. The minutes showed a discussion of annexation after the road work is completed, not that the two were dependent on each other. No action taken.
- j. Discussion and Possible Action Regarding Blue Jay Way Quotes:** The low bid the Township received was from Payne and Dolan in the amount of \$74,209.65. We would need clarification that this is only Blue Jay Way between Simonsen and Potters.

Trustee Franklin made a motion to pay half of the cost of a mill and overlay of Blue Jay Way, in no way implies annexation of any roads, between Simonsen and Potters, in the amount but not to exceed \$38,000., seconded by Trustee Breunig. Motion carried.

- k. Discussion and Possible Action Regarding Extra Territorial CSM, W 9342 Bluff Lane,**

Oakland; They are combining three lots into one. Oakland and Jefferson have approved.

Trustee Kumbier made a motion to approve the Extra Territorial CSM for W9342 Bluff Lane, Oakland, seconded by Trustee Breunig. Motion carried. 6-0

- I. **Discussion and Possible Action Regarding Request to be Placed on Agenda Form** Trustee's directed Administrator Moen to bring back to the next meeting to add changes such as adding code of conduct. This will be discussed in conjunction with the decorum policy.

9. Unfinished Business:

- a. **Review and Discussion Regarding Water Maintenance Plan, Agreements and Related Checklists** Trustee Breunig requested the trustee's review the maintenance plan that was included in the packet within the next two weeks for further discussion at the next village board meeting.
- b. **Fire Commission Update** President McNally said the Fire commission is looking at purchasing a home at 113 Marion St for the EMS. The price is \$350,000. Trustees would like to know what the assessed value is. Trustee Franklin would like an appraisal to be done for square footage/bedrooms. EMS used to purchase used ambulances from Waunakee, but Waunakee is not purchasing new at this time. The Commission authorized the EMS to look at new purchases. Trustees would like to have data on why they need a new one. Also want to know how often both ambulances are in service at the same time. Also looking at an exhaust extraction unit for \$100,000. They are beginning work on the budget.

10. Correspondence: None

11. Upcoming Meetings: July 18, Economic Development; July 19 Water and Sewer; July 26, Village Board; August 8, Plan Commission; August 9, Election; August 9, Joint Law Enforcement ?; August 9, Village Board ?;

12. Questions, Referrals to Staff or Future Agenda Items:

- a. Decorum Expectations at All Meetings
- b. August 9, 2022 Village Board and Joint Law Enforcement Committee meetings
- c. Replacement of Flag Pole in Veterans Park

13. Convene into Closed Session per Section 19.85(1)(e) of the Wisconsin Statutes to deliberate or negotiate 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: Bike Trail

Trustee Hollenbeck made a motion to enter closed session per Section 19.85(1)(e) of the Wisconsin Statutes to deliberate or negotiate 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: Bike Trail, seconded by Trustee Franklin. Motion carried 6-0 on a roll call vote.

14. Reconvene into Open Session: *Trustee Kumbier made a motion to reconvene into Open Session, seconded by Trustee Breunig. Motion carried on a 6-0 roll call vote.*

15. Action taken in Closed Session No action taken.

16. Adjournment: Trustee Kumbier made a motion to adjourn, seconded by Trustee Breunig. Motion carried. President McNally adjourned the meeting at 8:50 p.m.

**Village of Cambridge
Economic Development Committee
Amundson Community Center-Community Room
200 Spring St. Cambridge, WI 53523
Monday July 18, 2022 5:30 p.m.**

Minutes

1. Call to Order/Roll Call Chairperson Hollenbeck called the meeting to order at 5:30 P.M. Chris Krueger, Christianne Laing, Kevin Mehringer Kayla Sipple present. Excused Kevin Mehringer. Also present Chrissie Brynwood, Treasurer; Mark McNally; Deb Reinbold, Thrive ED; Kathy Yerges, Cambridge Market.
2. Proof of Posting-The Agenda was posted in the upper and lower levels of the Amundson Community Center, Hometown Bank, Badger Bank, Cambridge Post Office and Village Web Site.
3. Invited Guest Speaker- Deb Reinbold- Thrive ED – spoke about business' working on strategic growth. Gave some of her background owns real estate and runs three restaurants, with biggest issue find workers. Spoke about programs that are available to Cambridge to assist in economic development. Suggested a survey be given to residents asking for their input on what they would like to see happen in the village. She had a sample survey that was recently given out in Lake Mills. Committee will review and give input next meeting. Commissioner Laing questioned if Thrive would help communities find grant money? Deb Reinbold states if there is money available, they might be able to help.
4. Public Appearances/Citizen Input- Cathy Yerges- Cambridge Market- mentioned she knows of the resident that would possibly donate money in order to have banner placed on light posts with a tag line. Feels that Cambridge is underselling itself. She also mentioned that bicyclists are parking in her lot but not using her business, Laing told her to get some signage on her lot.
5. Approval of Minutes from January 26,2022 & June 20, 2022

Committee member Krueger made a motion to approve the minutes from the January 26, 2022 & June 20,2022 meetings. Seconded by Sipple. Motion Carried.

6. Old Business: Discussion and Possible Action Regarding:

- a. Update on Welcome to Cambridge Signs- Commissioner Sipple Spoke about that she received an updated quote from Busch's Signs. The quote went up \$4,000. she mentioned she's aware it was not in the budget. Hollenbeck suggested to have ask Audit & Finance Committee to review the budget to find the money. Would like to get an update on the easements from Attorney Landretti.
 - b. Review of Commissioner Sipples email regarding broader discussion topics – Tabled for a future meeting.
 - c. Smart Growth-sent in email 6.22.2022 large file- Invite Joe DeYoung from MSA to discuss updating Smart Growth plan.
 - d. Article - The State of Historic Preservation Today Commissioner Hollenbeck said that this article that was provided by Commissioner Laing was a great article.
7. Setting of next meeting date August 15th, 2022 at 5:30 P.M.
 8. Questions, Referrals to Staff or Future Agenda Items: Review survey and possibly use QR codes, Put on Access Cambridge, link in local newspaper or possibly attach on utility bills.
 9. Adjournment

*Commissioner Sipple made a motion to adjourn the meeting, seconded by commissioner Laing. Chairperson Hollenbeck adjourned the meeting at 7:01 P.M.
Motion carried*

NOTE:

1. Persons needing special accommodations should call 423-3712 at least 24 hours prior to the meeting.
2. A quorum of the Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village Trustees. No matters shall be considered by said Village Board members nor shall any action be taken by said Village Board members at this meeting.
3. More specific information about agenda items may be obtained by calling 423-3712.

Chrissie Brynwood, Treasurer

**CAMBRIDGE WATER, SEWER AND STORMWATER COMMITTEE
AMUNDSON COMMUNITY CENTER
200 SPRING STREET – COMMUNITY ROOM**

AGENDA

6:30 PM

JULY 19, 2022

- 1. Call to Order/Roll Call:** Kumbier called the meeting to order at 6:30pm. Members present: Steve Struss, Larry Gunseor, and Ted Kumbier. Kris Breunig was absent. Kumbier will act as chair for the meeting in Breunig's absence. Others present: Dan Greve from MSA, and Mark McNally Village President. Village Staff: Derek Schroedl, Chrissie Brynwood, and Vicki Redford.
- 2. Proof of Posting:** Agendas were posted in the upper and lower levels of the Amundson Community Center, Hometown Bank, Badger Bank, Cambridge Post Office, and the Village website.
- 3. Approval of consent agenda**

- a. Meeting Minutes from 06-21-2022**

Struss asked for a change in 6-21-2022. Discussion on grease traps. Struss said Town of Oakland staff reviews their own grease traps. (Not the COWC). The change will be made.

Struss made a motion to accept the consent agenda as presented with change. Gunseor seconded the motion. Motion carried on a 3-0 vote.

- 4. Approval of Bills:**

Struss made a motion to accept the bills in the amount of \$ 109,207.21 Kumbier seconded the motion. Motion carried on a 3-0 roll call vote.

The Committee discussed G. Fox's bill was large. It was for four different issues.

Reports

- a. Utility Clerk:**

I am busy with my Utility duties as well as office work. Please keep in mind we are still in need of a Committee Member. I have been working with Brian Roemer on the water rate increase. A letter on the water increase went out to residents this week. Residents with concerns about the increase called me at the office.

- b. Staff Report:**

Schroedl told the committee that water meters are on backorder again and we will get them as they become available.

President McNally asked about the fire hydrant that was replaced on Johnson St. There was discussion that the landscaping needs to be completed by the new hydrant.

Kumbier talked to Schroedl about the curb that sunk on Johnson St. McNally also asked the water department why the Dancing Goat denied water testing.

- 5. Old Business:**

- a. Update on PSC & DNR Applications for Well #3 Project Dan Greve:**

Greve went through a short presentation with the Committee. There were handouts emailed to the Committee. Greve went through the Village population, geographic

influences, growth trends, and treatment required at the well #3 project. He also discussed the Water Facilities in the Village, the capacity of well #2 is currently 275gpm. The capacity of well #3 is 350gpm. Water Storage of 400,000-gallon ground storage tank. Historic Water use was also discussed. Currently well #3 is only used on an emergency basis due to the lack of treatment facilities, and there is not a standby power source. Greve said the capacity determination of well #3 is rounded to 600gpm. The final discussion was the cost estimate is \$5.3 million.

Greve said he recently found out that the softening portion of the well #3 project is not eligible for the Safe Drinking Water Loan Program. MSA will be looking into other options and ideas to make this work in the next couple of weeks.

b. Discussion and Possible Action on Auto-flusher:

Schroedl told the Committee that there isn't a need for an additional auto-flusher at this time. They will move the auto-flusher that we currently have around the Village.

c. Discussion and Possible Action on Wellhouse #2 Roof & Gutter Repair:

Schroedl said DPW Director Lord has been working on this project. There are bids that were included in the meeting packet. There was discussion that Director Lord needs to talk to the companies that provided bids. The Committee would like consistent bids, apples to apples.

Struss made a motion to hire Cedar Ridge Contracting, LLC to repair the roof of well #2 in the amount of \$11,396.87. Gunseor seconded the motion. Motion carried on a 3-0 roll call vote.

It was decided by the Committee to table the gutter repair until they get more information on bids.

d. Discussion and Possible Action Regarding:

1. Water Maintenance Plan:

Treasurer Brynwood handed out a copy of an email received from Dancing Goat Distillery for the Committee to review. The email questioned the water sampling and the guarantee of the water testing being performed. Schroedl told the Committee that the Dancing Goat has denied the color test sample. The email also stated, "Lisa pushing for abandonment of the program". Treasurer Brynwood said Lisa has not said anything about removing any testing at all. She has been a big proponent of the Maintenance Plan. Lisa met with Committee member Struss and staff to create the spreadsheet for tracking the testing. After some discussion the Committee suggested a letter be written to the Dancing Goat to ask for the reason of the denial of the test.

2. Dancing Goat Developers Agreement:

Was included in the packet for the Committee to review. The Committee said we are Meeting requirements.

3. Water Testing: Water testing is being done to completion. The results

Have been favorable.

Greve from MSA said all the testing, charting and results look excellent.

4. Maintenance Checklist: The checklist is being completed daily by the Water Department. A copy of the checklist is in the packet for Committee review each Month. The DPW continue to work on a checklist to include all the DPW duties.

6. New Business:

- a. **Discussion and Possible Action Regarding Construction of a Shed at the Village Dump Site:** Recommendation from Public Works Committee and Village Board. The Committee discussed that the shed at the Village Dump will be used by the Water Department as well and cost should be shared.
- b. **Discussion and Review of CCR (Customer Confidence Report)** The Committee reviewed the report. Committee Member Struss questioned the turbidity monitoring, should a value be placed in the report. Treasurer Brynwood and Schroedl will research and report to the Committee in August.

7. Public Comment:

Committee Member Kumbier said he talked to Jim Lein from Rockdale. Kumbier said Rockdale is interested in hooking up to our sewer system. This will be a future agenda item.

8. Questions, Referrals to Staff or Future Agenda Items

- a. Rockdale sewer issues Jim Lein
- b. Grease Trap Update

9. Adjournment:

Struss made a motion to adjourn the meeting. Gunseor seconded the motion. Kumbier adjourned the meeting at 8:07pm.

Vicki Redford, Utility Clerk

7/22/2022 11:12 AM

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

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ACCT

Dated From: 7/26/2022 From Account:
Thru: 7/26/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	7/26/2022	ALLIANT ENERGY/WP&L	
		#8378600000 LIBRARY	
150-00-55110-220-000		LIB - UTILITIES	1,069.31
		#8378600000 LIBRARY	
	07/15/2022		
		Total	1,069.31

	7/26/2022	ALLIANT ENERGY/WP&L	
		#370181	
100-00-51600-220-000		MUN BLDG - UTILITIES	1,290.96
		#370181	
	07/15/2022		
100-00-53420-000-000		STREET LIGHTS	41.94
		#570605	
	07/15/2022		
100-00-53420-000-000		STREET LIGHTS	69.80
		#938022	
	7/15/2022		
100-00-53420-000-000		STREET LIGHTS	28.49
		#923952	
	07/15/2022		
100-00-53420-000-000		STREET LIGHTS	29.02
		#1611869258	
	7/15/2022		
100-00-53420-000-000		STREET LIGHTS	32.39
		#252381	
	07/15/2022		
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	134.18
		#034153	
	07/15/2022		
100-00-53420-000-000		STREET LIGHTS	5.46
		#480381	
	07/15/2022		
100-00-53420-000-000		STREET LIGHTS	76.38
		#543106	
	7/15/2022		
100-00-53420-000-000		STREET LIGHTS	22.96
		#7244110000	
	7/15/2022		
100-00-55200-220-000		PARK UTILITIES	37.00
		#0335194619	
	07/15/2022		
100-00-55200-220-000		PARK UTILITIES	17.38
		#69591 VETERANS PARK	
	7/15/2022		
		Total	1,785.96

	7/26/2022	ASSOCIATED BANK GREEN BAY, N.A.	
		PURPOSE BONDS DATED JUNE13, 2018	
100-00-58200-618-000		INTEREST- G.O. BOND 2018 HWYPQ	475.00
		PURPOSE BONDS DATED JUNE13, 2018	
		23085	

7/22/2022 11:12 AM

In Progress Checks - Full Report - ALL

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ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 7/26/2022 From Account:

Thru: 7/26/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			475.00
7/26/2022 CAMBRIDGE FIRE DEPARTMENT			
FIRE DUES 07/2022			
100-00-52200-000-000		FIRE DEPT. 2% FIRE DUES	8,358.43
		FIRE DUES 7.26.2022	46273-7.18.2022
Total			8,358.43
7/26/2022 CHARTER COMMUNICATIONS			
8245116840002960			
500-00-53700-681-200		TELEPHONE/INTERNET EXPENSE	36.66
		8245116840002960	07/12/2022
600-00-53700-851-400		TELEPHONE/INTERNET EXPENSE	36.66
		8245116840002960	07/12/2022
100-00-51420-223-000		ADMIN - INTERNET	73.33
		8245116840002960	07/12/2022
100-00-52100-310-000		POLICE - INTERNET	73.33
		8245116840002960	07/12/2022
Total			219.98
7/26/2022 DEAN HEALTH PLAN			
PREMIUM-MOEN-REDFORD30%BRYWOOD			
100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	4,599.76
		PREMIUM-MOEN-REDFORD30%BRYWOOD	007054461
150-00-55110-133-000		LIB - HEALTH/DENTAL	1,131.54
		PREMIUM - BEHM	007054461
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	294.40
		PREMIUM - REDFORD 70%	007054461
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	294.40
		PREMIUM -REDFORD70%	007054461
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	2,485.47
		PREMIUM -SCHROEDL75%, LORD75%, CRUMP75%	007054461
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	414.25
		SCHROEDL25%, CRUMP25%, LORD25%	007054461
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	414.20
		SCHROEDL25%, LORD25%, CRUMP25%	007054461
Total			9,634.02

7/22/2022 11:12 AM

In Progress Checks - Full Report - ALL

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ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 7/26/2022 From Account:

Thru: 7/26/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	7/26/2022	EHLERS AND ASSOCIATES INC	
		2022 TID #6 CREATION	
146-00-56400-000-000		TID EXPENDITURES	13,500.00
		2022 TID #6 CREATION	91128
		Total	13,500.00
	7/26/2022	JARLSBERG, DEE	
		REISSUE CK NEVER CASHED	
100-00-51600-240-000		MUN BLDG - MAINT & REPAIR	206.25
		REISSUE CK NVR CASHED	
		Total	206.25
	7/26/2022	JARLSBERG, DEE	
		CLEANING AMUNDSON BLDG 7/11 - 7/22/2022	
100-00-51600-240-000		MUN BLDG - MAINT & REPAIR	150.00
		CLEANING AMUNDSON BLDG 7/11 - 7/22/2022	
		Total	150.00
	7/26/2022	JARLSBERG, DEE	
		CLEANING FOR LIBRARY 6/27 - 7/8/2022	
150-00-55110-240-000		LIB BUILDING MAINT & REPAIR	131.25
		CLEANING FOR LIBRARY 6/27 - 7/8/2022	
150-00-55110-240-000		LIB BUILDING MAINT & REPAIR	112.50
		CLEANING FOR LIBRARY 7/11 - 7/22/2022	
		Total	243.75
	7/26/2022	QUILL CORPORATION	
		WINDOW ENVELOPES	
100-00-51420-310-000		ADMIN - OFFICE SUPPLY	46.72
		WINDOW ENVELOPES	26226109
500-00-53700-640-000		SUPPLIES AND EXPENSES	18.13
		WINDOW ENVELOPES	26226109
600-00-53700-851-000		OFFICE SUPPLIES & EXPENSES	18.12
		WINDOW ENVELOPES	26226109
		Total	82.97
	7/26/2022	STAFFORD ROSENBAUM LLP	
		LEGA L SVSC - DANCING GOAT DEV	
100-00-51300-390-000		VINEYARDS DISTILLERY - LEGAL	420.00
		LEGA L SVSC - DANCING GOAT DEV	1270356

7/22/2022 11:12 AM

In Progress Checks - Full Report - ALL

Page: 4

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 7/26/2022 From Account:

Thru: 7/26/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51300-210-000		VILLAGE LEGAL WORK	3,012.50
		LEGAL SVCS - GENERAL CORP 1270356	
100-00-51300-390-000		VINEYARDS DISTILLERY - LEGAL	1,274.00
		LEGAL SVCS - BIKE PATH EASEMENTS 1270356	
100-00-51300-210-000		VILLAGE LEGAL WORK	240.00
		LEGAL SVCS - DRIVEWAY COMPLAINT 1270356	
100-00-51300-210-000		VILLAGE LEGAL WORK	440.00
		LEGAL SVCS - ATV - UTV ORDINANCE 1270356	
146-00-56400-000-000		TID EXPENDITURES	2,330.00
		LEGAL SVCS - TID 6 1270356	
115-00-56400-000-000		SCOTT FARMS EXPENDITURES	2,596.00
		LEGAL SVCS - SCOTT FARMS DEV 1270356	
100-00-51300-210-000		VILLAGE LEGAL WORK	84.24
		MILEAGE 1270356	
Total			10,396.74

7/26/2022 TREE HEALTH MANAGEMENT

EMERALD ASH BORER TRNK INJECTION TREATMT

100-00-53311-235-000		PUBLIC WORKS - DNR ASH BORER	1,562.40
		EMERALD ASH BORER TRNK INJECTION TREATMT 6/13/2022	
Total			1,562.40

7/26/2022 VILLAGE OF SISTER BAY

MTAW 50TH ANNIVERSARY - C. BRYNWOOD

100-00-51420-330-000		ADMIN TRAINING MILES	10.00
		MTAW 50TH ANNIVERSARY - C. BRYNWOOD 8/19/2022	
Total			10.00

7/26/2022 WEISS, JAY

AMAZON - TREE STRAPS - REIMBURSEMENT

100-00-53311-230-000		PUBLIC WORKS - TREE & BRUSH	94.86
		AMAZON - TREE STRAPS - REIMBURSEMENT 3/21/2022	
100-00-53311-230-000		PUBLIC WORKS - TREE & BRUSH	55.32
		MENARDS - CLOTHESLINE, GARDEN STAKES 3/03/22	
Total			150.18

7/26/2022 WOLF PAVING & EXCAVATING CO., INC.

COLDPATCH FOR ROADS

7/22/2022 11:12 AM

In Progress Checks - Full Report - ALL

Page: 5

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 7/26/2022 From Account:

Thru: 7/26/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53311-392-000		PUBLIC WORKS - SEAL COAT/PATCH	682.50
		COLD PATCH FOR ROADS	70913
		Total	682.50
		Grand Total	48,527.49

7/22/2022 11:12 AM

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

Page: 6
ACCT

Dated From: 7/26/2022 From Account:
Thru: 7/26/2022 Thru Account:



	Amount
Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	26,130.07
Total Expenditure from Fund # 115 - SCOTT FARMS DEVELOP	2,596.00
Total Expenditure from Fund # 146 - TIF #6 FUND	15,830.00
Total Expenditure from Fund # 150 - LIBRARY FUND	2,444.60
Total Expenditure from Fund # 500 - WATER UTILITY	763.44
Total Expenditure from Fund # 600 - SEWER UTILITY	763.38
Total Expenditure from all Funds	48,527.49

Parcel Number - 111/0612-121-4745-9

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	VILLAGE OF CAMBRIDGE	
Parcel Description	WEST CAMBRIDGE ADDN BLOCK 4 N 67 FT LOTS...	
Owner Names	DANIEL P GAERTNER SUSAN M GAERTNER	 
Primary Address	113 MARION ST	
Billing Address	113 MARION ST CAMBRIDGE WI 53523	

Show Municipal Contact Information ▼

Assessment Detail	Less -
-------------------	--------

« < Newer Older > »

Assessment Year ⓘ	2022	2021
Valuation Classification	G1	G1
Assessment Acres	0.304	0.303
Land Value	\$54,900.00	\$43,800.00
Improved Value	\$194,000.00	\$136,600.00
Total Value	\$248,900.00	\$180,400.00
Average Assessment Ratio ⓘ	N/A	0.8502
Estimated Fair Market Value ⓘ	N/A	\$212,187
Valuation Date ⓘ	05/05/2022	06/17/2021

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/16/2022~~ - 12:00 PM

Ends: ~~05/16/2022~~ - 02:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/22/2022~~ - 12:00 PM

Ends: ~~06/22/2022~~ - 02:00 PM

[About Board Of Review](#)

Zoning Information

Contact your local city, village or town office for municipal zoning information.

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)

« < Newer Older > »

Tax Year 2021

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$43,800.00	\$136,600.00	\$180,400.00
Taxes:		\$3,883.27
Lottery Credit(-):		\$242.55
First Dollar Credit(-):		\$68.39
Specials(+):		\$126.00
Amount:		\$3,698.33
2021 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	05/05/2017	5323391		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0612-121-4745-9. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2021**

VILLAGE OF CAMBRIDGE
DANE COUNTY

GAERTNER, DANIEL P

DANIEL P GAERTNER
SUSAN M GAERTNER
113 MARION ST
CAMBRIDGE WI 53523

BILL NUMBER: 1110341

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

5323391 1957358 ACRES: 0.303
SEC 12, T 06 N, R 12 E, SW¼ of NE¼
PLAT: 263000-WEST CAMBRIDGE (VILLAGE OF)
BLOCK/CONDO: 4 LOT 5
WEST CAMBRIDGE ADDN BLOCK 4 N 67 FT LOTS 5 & 6
& S 33 FT VAC ST ADJ N SIDE SD LOTS

Property Address: 113 MARION ST

Parcel #: 0612-121-4745-9

Alt. Parcel #:

Assessed Value Land 43,800	Ass'd. Value Improvements 136,600	Total Assessed Value 180,400	Ave. Assmt. Ratio 0.8502	Net Assessed Value Rate (Does NOT reflect credits) 0.021525866	
Est. Fair Mkt. Land 51,500	Est. Fair Mkt. Improvements 160,700	Total Est. Fair Mkt. 212,200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 331.50	
Taxing Jurisdiction	2020 Est. State Aids Allocated Tax Dist.	2021 Est. State Aids Allocated Tax Dist.	2020 Net Tax	2021 Net Tax	% Tax Change
DANE COUNTY	28,536	31,166	595.00	613.49	3.1%
VILLAGE OF CAMBRIDGE	165,017	174,394	1,401.32	1,495.95	6.8%
CAMBRIDGE SCHOOL DIST	1,269,836	1,312,223	1,590.28	1,602.70	0.8%
MADISON TECH COLLEGE	142,358	150,944	179.34	171.13	-4.6%
Total	1,605,747	1,668,727	3,765.94	3,883.27	3.1%
	First Dollar Credit		66.61	68.39	2.7%
	Lottery & Gaming Credit		163.24	242.55	48.6%
	Net Property Tax		3,536.09	3,572.33	1.0%

Make Check Payable to:
DANE COUNTY TREASURER
T ADAM GALLAGHER
PO BOX 1299
MADISON WI 53701-1299

Full Payment Due On or Before January 31, 2022
\$3,698.33

Or First Installment Due On or Before January 31, 2022
\$1,790.89

And Second Installment Payment Payable To
DANE COUNTY TREASURER
T ADAM GALLAGHER
PO BOX 1299
MADISON WI 53701-1299

And Second Installment Due On or Before July 31, 2022
\$1,907.44

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax 3,572.33
TRASH & RECYCLING 126.00

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2022
▶ \$ 3,698.33

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
VILLAGE OF CAMBRIDGE

Total Additional Taxes
95,000.00

Total Additional Taxes Applied to Property
104.03

Year Increase Ends
9999

PLEASE RETURN LOWER PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2021

Bill #: 1110341

Parcel #: 0612-121-4745-9

Alt. Parcel #:

Total Due For Full Payment \$3,698.33
Pay to County Treasurer By Jan 31, 2022

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to County Treasurer \$1,790.89 BY January 31, 2022	2ND INSTALLMENT Pay to County Treasurer \$1,907.44 BY July 31, 2022
--	---

Check For Billing Address Change.

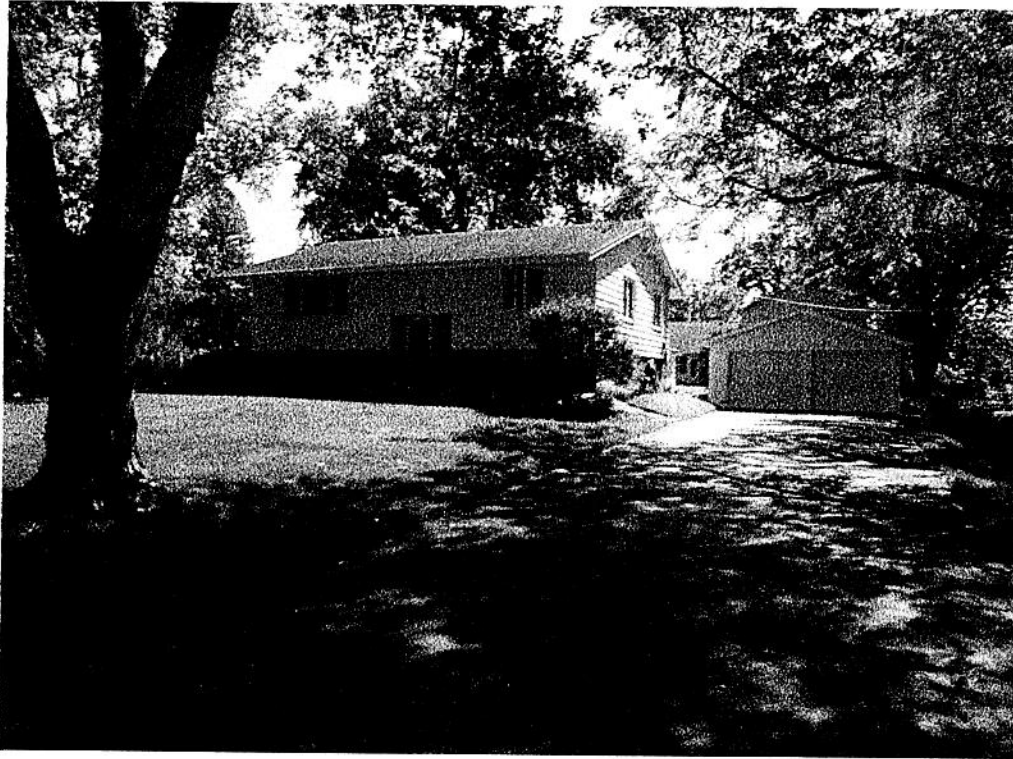
DANIEL P GAERTNER
SUSAN M GAERTNER
113 MARION ST
CAMBRIDGE WI 53523

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-686/2 (R. 8-15)

APPRAISAL OF REAL PROPERTY



LOCATED AT

113 Marion St

Cambridge, WI 53523

WEST CAMBRIDGE ADDN BLOCK 4 N 67 FT LOTS 5 & 6 & S 33 FT VAC ST ADJ N SIDE SD LOTS

FOR

Dan & Sue Gaertner

AS OF

06/14/2022

BY

Quinn DeBruin

Premium Appraisal LLC

W9396 Ripley Rd

Cambridge, WI 53523-9703

920-723-6624

premiumappraisalwi@gmail.com

Premium Appraisal LLC
W9396 Ripley Rd
Cambridge, WI 53523-9703
920-723-6624

06/20/2022

Re: Property: 113 Marion St
Cambridge, WI 53523
Borrower:
File No.: 2022-186

Opinion of Value: \$ 310,000
Effective Date: 06/14/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Quinn DeBruin
WI Certified Appraiser #1798-9
State: WI Expires: 12/14/2023
premiumappraisalwi@gmail.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	113 Marion St
	Legal Description	WEST CAMBRIDGE ADDN BLOCK 4 N 67 FT LOTS 5 & 6 & S 33 FT VAC ST ADJ N :
	City	Cambridge
	County	Dane
	State	WI
	Zip Code	53523
	Census Tract	0119.00
	Map Reference	31540
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Borrower	
	Lender/Client	
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,153
	Price per Square Foot	\$
	Location	N;Res;
	Age	53
	Condition	C3
	Total Rooms	5
	Bedrooms	2
	Baths	1.0
APPRAISER	Appraiser	Quinn DeBruin
	Effective Date of Appraisal	06/14/2022
VALUE	Opinion of Value	\$ 310,000

Borrower		File No. 2022-186	
Property Address	113 Marion St		
City	Cambridge	County	Dane
		State	WI
Lender/Client		Zip Code 53523	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: _____

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: Quinn DeBruin

Name: Quinn DeBruin

State Certification #: 1798-9

or State License #: _____

State: WI Expiration Date of Certification or License: 12/14/2023

Date of Signature and Report: 06/20/2022

Effective Date of Appraisal: 06/14/2022

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 06/14/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Uniform Residential Appraisal Report

File # 2022-186

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 113 Marion St City Cambridge State VT Zip Code 53523

Borrower Owner of Public Record Daniel P & Susan M Gaertner County Dane

Legal Description WEST CAMBRIDGE ADDN BLOCK 4 N 67 FT LOTS 5 & 6 & S 33 FT VAC ST ADJ N SIDE SD LOTS

Assessor's Parcel # 0612-121-4745-9 Tax Year 2021 R.E. Taxes \$ 3,572

Neighborhood Name Cambridge Map Reference 31540 Census Tract 0119.00

Occupant Owner Tenant Vacant Special Assessments \$ 126 PUD HOA \$ 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe) Ascertain market value

Lender/Client Address

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). Local MLS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	180	Low	0	Multi-Family	5 %	
Neighborhood Boundaries The subject is bound by W Water St to the South, Johnson St to the West, W Main to the North and S Pleasant St to the East.		600	High	150	Commercial	10 %	
Neighborhood Description The subject is located in the Village of Cambridge which provides schools, recreation and modest employment. A large employment base is available via 30 minute commute to the Madison area.		380	Pred.	25	Other	0 %	

Market Conditions (including support for the above conclusions) The subject appears to be located on a stable market and current marketing times have averaged 0-30 days. There is a shortage of similar housing available in the local market.

Dimensions Unavailable Area 13242 sf Shape Rectangular View N,Res.

Specific Zoning Classification R-L Zoning Description residential low density single family

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe The current and most maximally productive use is continued use as a single family home.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity Municipal Water Municipal Street Asphalt

Gas NG Sanitary Sewer Municipal Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 55025C0494H FEMA Map Date 09/17/2014

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Poured Conc/Avg.	Floors	VinPlk/Carpet/Avg.
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Alum/Brick/Avg.	Walls	Drywall/Avg.
Type <input checked="" type="checkbox"/> Det <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,120 sq.ft.	Roof Surface	Asphalt/Avg.	Trim/Finish	Wood/Avg.
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 82 %	Gutters & Downspouts	Aluminum/Avg.	Bath Floor	VinPlk/Avg.
Design (Style) Bi-level	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Csmt/Trav/Avg.	Bath Wainscot	N/a
Year Built 1969	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Combos/Avg.	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Combos/Avg.	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Asphalt/Avg.
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Other	<input type="checkbox"/> Fuel NG	Fireplace(s) # 0	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck deck	<input type="checkbox"/> Porch none	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual A/C <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	Att.	<input checked="" type="checkbox"/> Det <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 1,153 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) N/a

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3: No updates in the prior 15 years; The subject is an older bi-level home located in a residential neighborhood on the West side of Cambridge. The home has been very well maintained and gradually updated over the last 20 years. There is also a 22'x26' detached garage.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 2022-186

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 227,000 to \$ 350,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	113 Marion St Cambridge, WI 53523	N4490 Wolff Rd Cambridge, WI 53523	114 Marion St Cambridge, WI 53523
Proximity to Subject		2.06 miles E	0.03 miles SW
Sale Price	\$	\$ 300,000	\$ 315,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 274.73 sq.ft.	\$ 273.91 sq.ft.
Data Source(s)		SCWMLS# 1914034;DOM 25	SCWMLS# 1916799;DOM 0
Verification Source(s)		Assr/Cty Rec	Assr/Cty Rec
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv,0	
Date of Sale/Time		s09/21,c08/21	s08/21,c07/21
Location	N,Res.	N,Res.	N,Res.
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	13242 sf	21780 sf	0 8799 sf
View	N,Res.	N,Res.	N,Res.
Design (Style)	DT1,Bi-level	DT1,Bi-level	DT1,Bi-level
Quality of Construction	Q4	Q4	Q4
Actual Age	53	50	0 47
Condition	C3	C3	C3
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	5 2 1.0	6 3 1.0	5 2 1.0
Gross Living Area	1,153 sq.ft.	1,092 sq.ft.	+2,100 1,054 sq.ft.
Basement & Finished Rooms Below Grade	1120sf920sfwo	1092sf874sfin	+690 970sf499sfin
Functional Utility	Adequate	Adequate	Adequate
Heating/Cooling	HWRAD	FWA/CAC	-1,000 FWA/CAC
Energy Efficient Items	None Noted	None Noted	None Noted
Garage/Carport	2gd2dw	2ga2dw	0 3ga3dw
Porch/Patio/Deck	Deck	Deck,Lg patio	-2,000 Deck
Fireplace/Woodstove	N/a	Woodstove-1	-500 N/a
Net Adjustment (Total)		\$ -1,710	\$ 5,815
Adjusted Sale Price of Comparables		Net Adj. 0.6% Gross Adj. 3.1% \$ 298,290	Net Adj. 1.8% Gross Adj. 4.4% \$ 320,815

did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s) MLS & County Rec

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Source(s) MLS & County Rec

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & Cty Rec	MLS & Cty Rec	MLS & Cty Rec	MLS & Cty Rec
Effective Date of Data Source(s)	06/20/2022	06/20/2022	06/20/2022	06/20/2022

Analysis of prior sale or transfer history of the subject property and comparable sales: There have been no prior transfers of the subject in the last three years. There have been no prior transfers of the comparables in the last 12 months. Sales history of the subject and comparables were verified via MLS & county records. All comparable sales dates were taken from MLS information.

Summary of Sales Comparison Approach: A comprehensive comparable search was performed that included all similar age and style sales in the Village of Cambridge and neighboring Town of Oakland in the last 12 months. Comparables were selected that appear most similar to the subject in size, style age, and condition. Comp #3 has a more recently remodeled kitchen and required a modest condition adjustment.

Indicated Value by Sales Comparison Approach \$ 310,000

Indicated Value by: Sales Comparison Approach \$ 310,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

For the purpose of this appraisal the sales comparison approach is the strongest indicator of value. Due to the age of the home the cost approach is not reliable. The subject is located in a primarily owner occupied area and therefore the income approach is not applicable.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 310,000, as of 06/14/2022, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 2022-186

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 2022-186

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 2022-186

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Quinn DeBruin*
 Name Quinn DeBruin
 Company Name Premium Appraisal LLC
 Company Address W9396 Ripley Rd
Cambridge, WI 53523-9703
 Telephone Number 920-723-6624
 Email Address premiumappraisalwi@gmail.com
 Date of Signature and Report 06/20/2022
 Effective Date of Appraisal 06/14/2022
 State Certification # 1798-9
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

113 Marion St
Cambridge, WI 53523
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 310,000

LENDER/CLIENT

Name Dan & Sue Gaertner
 Company Name _____
 Company Address _____
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 2022-186

Borrower							
Property Address	113 Marion St						
City	Cambridge	County	Dane	State	WI	Zip Code	53523
Lender/Client							

Scope of Appraisal=== This Scope of Appraisal is intended to summarize the extent of the process used to collect, confirm, and communicate data that is the basis of this value estimate conclusion. The appraiser has personally inspected the subject property on the effective date indicated on the appraisal. Market data on comparable sales was taken from the Multiple Listing Service, or from the local assessors unless otherwise noted. Sales prices and closing dates are verified via county records or with listing brokers or both. The land value estimate for the subject was based on one or more of the following methods; comparable land sales, extraction, or the allocation method. Cost rates in the Cost Approach are derived from the Marshall & Swift Residential Cost Handbook. All appropriate valuation methods were considered, analyzed and reconciled, and are the basis for the final opinion of value by the appraiser. Exceptions, if any are disclosed in a supplemental addendum included in this report. The appraiser believes that the analysis of the subject's value was thorough and complete, but that the appraisal is by no means an exhaustive market study of the property. As identified throughout this report, this is a Complete Appraisal/ Summary Report and is intended to meet and USPAP requirements. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specific valuation, or an approval of the loan. The appraiser certifies that the compensation for this appraisal is not contingent upon reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, or the attainment of a stipulated result of the occurrence of a subsequent event.

Purpose of Appraisal=== The purpose of this appraisal is to estimate market value by the accepted definition of value. The use of this appraisal by the client is for loan decision purposes for their collateral position in a federally related transaction. The "Client" is identified as the client named on line #8of page six of the Uniform Residential Appraisal Report. Other "Named Users" of the appraisal are identified to include other successor users (if any) that would have need of this appraisal. No other named users are identified or allowed by the appraiser per provisions of the Uniform Standards of Professional Appraisal Practice.

On Site Inspection=== The inspection of the subject property is a full interior/ exterior inspection. This inspection is for valuation purposes only and is not intended for code compliance. Please be aware that the appraiser did not inspect unfurnished attic areas nor any foundation crawl space, if such areas required access through a utility door or were otherwise not readily accessible. THE INSPECTION IS LIMITED TO APPRAISAL PURPOSES AND DOES NOT COVER THE ENTIRE GROSS BUILDING AREA. The appraiser does not verify the presence, not the amount of insulation in the ceilings or walls unless the insulation was readily visible from the gross building area inspection point of the appraiser. The inspection and comments on various components such as condition of materials under the improvements sections, should NOT preclude the inspection and opinion of an expert building inspector. This report shall not be the basis for the health and safety issues of the property. Customers should be referred to an expert building inspector.

Digital Signature=== This report contains digital signatures-- In line with applicable federal law, the affixed digital signature is a true representation of my hand-written signature. Furthermore, the ability to affix my digital signature to this or any other appraisal report is secured from use by parties other than myself by encryption and password protection, per applicable USPAP standards.

Privacy - This report contains information that is subject to the Federal Trade Commission's Privacy of Consumer Financial Information: Final Rule, 16 Cfr Part 313.

Subject to Survey=== The appraiser was not provided with a site plan, survey, or legal description, from which to determine the site dimensions and size. The appraiser was able to determine the site area based on the information in public records. The appraiser is not responsible for the accuracy of the information provided by the public records, including the site dimensions, location of the improvements, and any easements and encroachments.

Building Sketch=== See attached building sketch for exterior dimensions and area calculations. Livable area is based upon measurements of the outside dimensions taken by the appraiser. While diligent care was exercised in the field measurements, the final square footage utilized in the report should be considered an approximation. The appraiser is not responsible for the accuracy of the information provided by the public records, including the site dimensions, location of the improvements, and any easements and encroachments.

Comparable Photos=== The comparable photos were taken from the MLS. This is done to depict the condition of the home at the time of sale. Therefore, appraiser did exteriorly inspect all the comparable properties used in this report, unless otherwise noted.

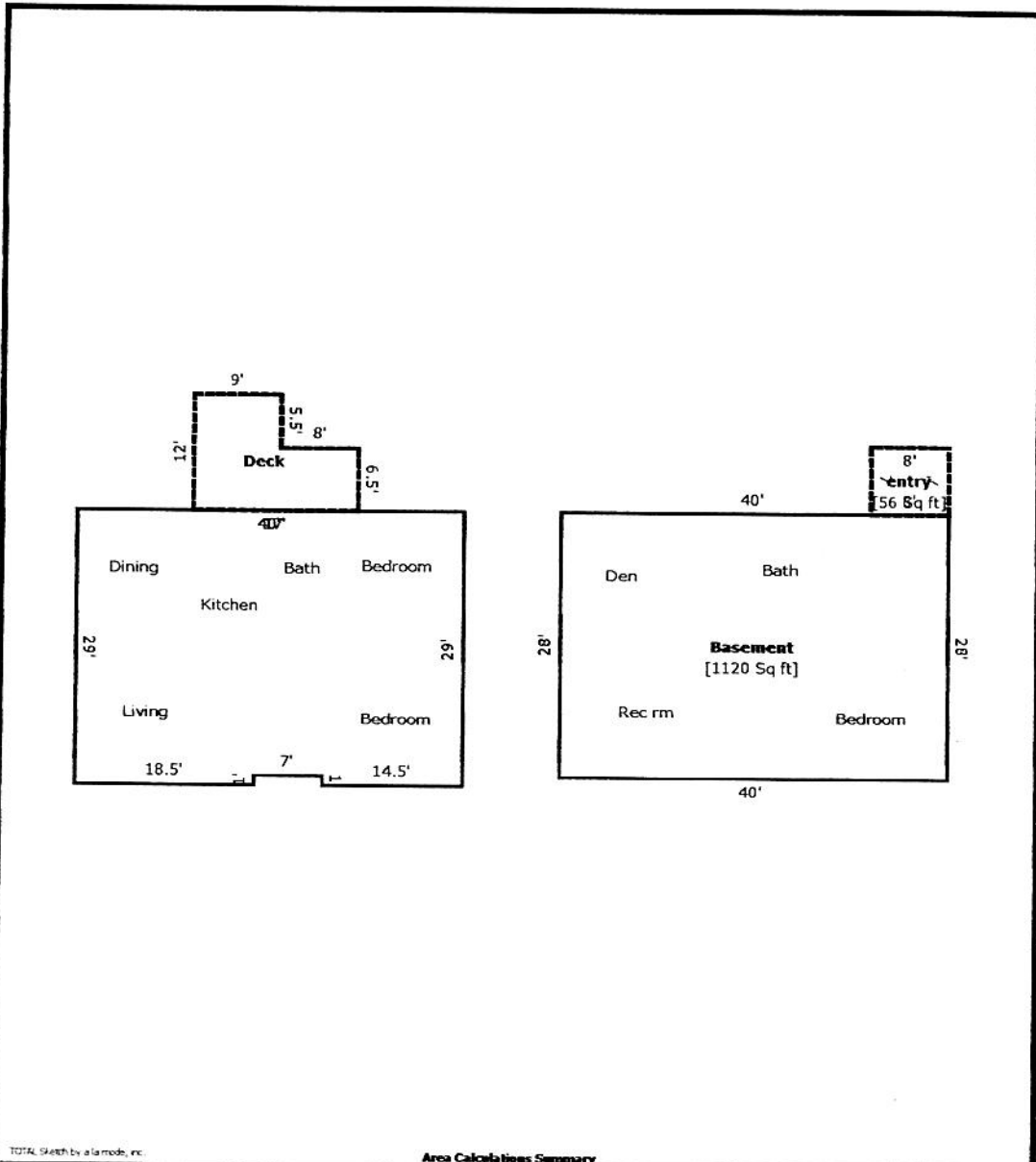
Appraisal Independence: The appraiser certifies that the appraiser has not provided any appraisal services to the borrower or any other party within the three-year period immediately preceding acceptance of this assignment.

Appraisal Independence: Public Law 111 - 203 - Dodd-Frank Wall Street Reform and Consumer Protection Act, Section 1472of the Dodd-Frank Act amends the Truth in Lending Act (TILA), Regulation Z, and requires compliance with 12 C.F.R. 1026.43(c)(1)(ii) that no creditor or provider of settlement services that is acting in connection with the origination or servicing of a consumer's principal dwelling to be based on any factor other than the independent judgment of a person that prepares valuations. It also provides that no person preparing a valuation or performing valuation management functions for a creditor may have a direct or indirect interest, financial or otherwise, in the property or the loan transaction.

Equal Housing Opportunity: The appraiser certifies that the appraiser has not provided any appraisal services to the borrower or any other party within the three-year period immediately preceding acceptance of this assignment.

Building Sketch

Borrower				
Property Address 113 Marion St				
City	Cambridge	County	Dane	State WI Zip Code 53523
Lender/Client				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1153 Sq ft	$40 \times 28 = 1120$ $18.5 \times 1 = 18.5$ $14.5 \times 1 = 14.5$
Total Living Area (Rounded):	1153 Sq ft	
Non-living Area		
Deck	160 Sq ft	$6.5 \times 8 = 52$ $9 \times 12 = 108$
entry	56 Sq ft	$8 \times 7 = 56$
Basement	1120 Sq ft	$28 \times 40 = 1120$

Switch to Mobile View

Print

Agent Detail

Tom Matson
 Pref: 608-873-8700
 Berkshire Hathaway HomeServices
 Matson Real Estate
tmatson@matsonhomes.com
www.stoughtonhomes.com

Views

Customer 9 photos

Listings

- W8977 Ripley Rd
 Cambridge, WI 53523
MLS: 1934616 Price: \$365,000
- N4490 Wolff Rd
 Cambridge, WI 53523
MLS: 1914034 Price: \$300,000
- 114 Marion St
 Cambridge, WI 53523
MLS: 1916799 Price: \$315,000
- N4349 Beach Dr
 Cambridge, WI 53523-9774
MLS: 1920975 Price: \$270,000



MLS #: 1934616 **Active** **Single Family** **Price: \$365,000**
 W8977 Ripley Rd **Town** **Oakland** **K16**
 Cambridge WI 53523 **County:** Jefferson
 Subdivision: Sylvan Mounds 1st Add

Bedrooms: 4 **Est Above Grade SqFt:** 1,560
Full Baths: 2 **Est Part/All Below Grd SqFt:** 390
Half Baths: 0 **Est Total Finished SqFt:** 1,950 *Assessor*
Year Built: 1956 *Assessor*
Est. Acres: 0.50 *Assessor*
Full Garage Stalls: 2
Open House:

Hwy 12 to Hwy A then West on Ripley Road

Living/Great: M 25x20	PrimaryBedrm: L 8x10	Laundry: L	Baths		School Info
Formal Dining: M 12x20	2nd Bedroom: U 12x10		Full	Half	(D) Cambridge
Dining Area:	3rd Bedroom: U 12x10		Upper: 0	0	(E) Call School District
Kitchen: M 16x9	4th Bedroom: U 9x10		Main: 1	0	(M) Call School District
Family Room: L 7x11	5th Bedroom:		Lower: 1	0	(H) Cambridge

Lake/River: Ripley Net Taxes: \$ 4,053 / 2021
 Feet WaterFront: Parcel #: 022-0613-0841-010
 Lot Dimensions: Zoning: Res HOA Dues/Yr: \$150
 Builder:

Type	1 story, Multi-level	Fuel	Natural gas
Architecture	Raised Ranch	Heating/Cooling	Forced air, Central air
Primary Bed Bath	Full, Walk-in Shower	Water/Waste	Municipal sewer, Well
Kitchen Features	Range/Oven, Refrigerator, Dishwasher	Driveway	Paved
Basement	Full, Block foundation	Barrier-free	First floor bedroom, First floor full bath
Garage	2 car, Attached, Opener	Waterfront	Deeded access-No frontage, Lake
Exterior	Vinyl, Brick		

Interior Features Wood or sim. wood floor, Vaulted ceiling, Washer, Dryer, Water softener inc, Split bedrooms

Included: stove, refrigerator, dishwasher, washer, dryer, water softener

Excluded:

Come be a part of the Lake Ripley community! This raised ranch home offers 4 bedrooms, 2 full baths, hardwood floors, huge living room w/vaulted ceiling, master suite on the

Switch to Mobile View

Print

Agent Detail

Tom Matson
 Pref: 608-873-8700
 Berkshire Hathaway HomeServices
 Matson Real Estate
tmatson@matsonhomes.com
www.stoughtonhomes.com

Views

Customer 9 photos

Listings

- W8977 Ripley Rd
 Cambridge, WI 53523
MLS: 1934616 Price: \$365,000
- N4490 Wolff Rd
 Cambridge, WI 53523
MLS: 1914034 Price: \$300,000
- 114 Marion St
 Cambridge, WI 53523
MLS: 1916799 Price: \$315,000
- N4349 Beach Dr
 Cambridge, WI 53523-9774
MLS: 1920975 Price: \$270,000



MLS #: 1920975 Sold Single Family Price: \$289,900
 N4349 Beach Dr Town Oakland K16
 Cambridge WI 53523-9774 County: Jefferson
 Subdivision: Sylvan Mounds

Bedrooms: 3 Est Above Grade SqFt: 1,312
 Full Baths: 1 Est Par/All Below Grd SqFt: 308
 Half Baths: 1 Est Total Finished SqFt: 1,620 Assessor
 Year Built: 1960 Assessor
 Est. Acres: 0.81 Assessor
 Full Garage Stalls: 2 [Video Tour](#)
 Open House:

Hwy 18 to Wolf Road, south on Wolf Road, Wolf Road turns into Beach Road, house on right.

Living/Great: M 13x21	Primary Bedrm: M 13x11	Laundry: M	Baths		School Info
Formal Dining:	2nd Bedroom: M 12x11		Full	Half	(D) Cambridge
Dining Area: M 13x9	3rd Bedroom: M 11x11		Upper: 0	0	(E) Cambridge
Kitchen: M 13x11	4th Bedroom:		Main: 1	0	(M) Call School District
Family Room: L 21x13	5th Bedroom:		Lower: 0	1	(H) Cambridge

Lake/River: Ripley Net Taxes: \$ 3,308 / 2020
 Feet WaterFront: Seller Parcel #: 022-0613-0813-019 HOA Dues/Yr:
 Lot Dimensions: Zoning: Resid. Builder:

Type	1 story	Fuel	Natural gas
Architecture	Raised Ranch	Heating/Cooling	Forced air
Primary Bed Bath	None	Water/Waste	Municipal sewer, Well
Kitchen Features	Dishwasher	Driveway	Unpaved
Basement	Full, Partially finished	Barrier-free	Open floor plan, Level drive
Garage	2 car, Under, Access to Basement	Waterfront	Deeded access-No frontage, Lake
Exterior	Wood		
Lot Description	Corner, Wooded, Subject Shoreland Zoning		

Interior Features Wood or sim. wood floor, Cable available, At Least 1 tub
 Exterior Features Patio

Switch to Mobile View

Print

Agent Detail

Tom Matson
 Pref: 608-873-8700
 Berkshire Hathaway HomeServices
 Matson Real Estate
tmatson@matsonhomes.com
www.stoughtonhomes.com

Views

Customer 9 photos



MLS #: 1914034 Sold Single Family Price: \$304,900
 N4490 Wolff Rd Town Oakland K16
 Cambridge WI 53523 County: Jefferson
 Subdivision:

Bedrooms: 4 Est Above Grade SqFt: 1,092
 Full Baths: 2 Est Part/All Below Grd SqFt: 874
 Half Baths: 0 Est Total Finished SqFt: 1,966 Assessor
 Year Built: 1972 Assessor
 Est. Acres: 0.50 Assessor
 Full Garage Stalls: 2
 Open House:

Listings

- W8977 Ripley Rd
 Cambridge, WI 53523
MLS: 1934616 Price: \$365,000
- N4490 Wolff Rd
 Cambridge, WI 53523
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- 114 Marion St
 Cambridge, WI 53523
MLS: 1916799 Price: \$315,000
- N4349 Beach Dr
 Cambridge, WI 53523-9774
MLS: 1920975 Price: \$270,000

From Hwy 12, South on Wolff Rd to property

Living/Great:	M 13x14	PrimaryBedrm:	M 10x13	Laundry:	L	Baths		School Info
Formal Dining:		2nd Bedroom:	M 9x12			Full	Half	(D) Cambridge
Dining Area:	M 7x10	3rd Bedroom:	M 9x10			Upper:	0 0	(E) Cambridge
Kitchen:	M 10x11	4th Bedroom:	L 8x12			Main:	1 0	(M) Nikolay
Family Room:	L 19x24	5th Bedroom:				Lower:	1 0	(H) Cambridge

Lake/River:	Net Taxes:	\$ 3,333 / 2020
Feet WaterFront:	Parcel #:	022-0613-0812-005
Lot Dimensions:	Zoning:	R-1
	HOA Dues/Yr:	
	Builder:	

Type	1 story	Fuel	Natural gas
Architecture	Bi-level, Colonial	Heating/Cooling	Forced air, Central air
Primary Bed Bath	Full, Walk through, Tub/Shower Combo	Water/Waste	Municipal sewer, Well
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher	Driveway	Paved
Fireplace	Gas, Free standing STOVE	Terms/Misc.	Limited home warranty
Basement	Full, Full Size Windows/Exposed, Walkout to yard, Finished , Poured concrete foundatn		
Garage	2 car, Attached, Opener		
Exterior	Vinyl		
Lot Description	Wooded		

Interior Features Washer, Dryer, Water softener inc, Cable available, At Least 1 tub, Internet - Cable
 Exterior Features Deck, Patio, Storage building

Switch to Mobile View

Print

Agent Detail

Tom Matson
 Pref: 608-873-8700
 Berkshire Hathaway HomeServices
 Matson Real Estate
matson@matsonhomes.com
www.stoughtonhomes.com

Views

Customer 9 photos

Listings

- W8977 Ripley Rd
 Cambridge, WI 53523
MLS: 1934616 Price: \$365,000
 N4490 Wolff Rd
 Cambridge, WI 53523
MLS: 1914034 Price: \$300,000
 114 Marion St
 Cambridge, WI 53523
MLS: 1916799 Price: \$315,000
 N4349 Beach Dr
 Cambridge, WI 53523-9774
MLS: 1920975 Price: \$270,000



MLS #: 1916799 Sold Single Family Price: \$315,000
 114 Marion St Village Cambridge D12
 Cambridge WI 53523 County: Dane
 Subdivision:

Bedrooms: 4 Est Above Grade SqFt: 1,054
 Full Baths: 2 Est Part/All Below Grd SqFt: 499
 Half Baths: 0 Est Total Finished SqFt: 1,553 Assessor
 Year Built: 1975 Assessor
 Est. Acres: 0.20 Assessor
 Full Garage Stalls: 2
 Open House:

From Main St, South on Pleasant, West on Allan, North on Marion

Living/Great: M 14x16	Primary Bedrm: M 12x11	Laundry: L	Baths		School Info
Formal Dining:	2nd Bedroom: M 11x11	Rec Room L 19x17	Full	Half	(D) Cambridge
Dining Area: M 7x8	3rd Bedroom: L 10x10		Upper:	1 0	(E) Cambridge
Kitchen: M 12x14	4th Bedroom: L 10x10		Main:	0 0	(M) Nikolay
Family Room:	5th Bedroom:		Lower:	1 0	(H) Cambridge

Lake/River:	Net Taxes: \$ 3,581 / 2020	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 0612-122-6081-7	Builder:
Lot Dimensions:	Zoning: Res	

Type	2 story	Fuel	Natural gas
Architecture	Bi-level	Heating/Cooling	Forced air, Central air
Primary Bed Bath	None	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Driveway	Paved
Basement	Full, Finished	Terms/Misc.	Limited home warranty
Garage	3 car, Attached, Heated		
Exterior	Vinyl, Stone		

Interior Features Wood or sim. wood floor, Water softener RENTED, Cable available, At Least 1 tub, Internet - Cable
 Exterior Features Deck

July 20, 2022

Cambridge Foundation
PO Box 1
Cambridge, WI 53523

Dear Cambridge Foundation Members:

As you are aware, during recent storms the extreme wind permanently damaged the flagpole that was located in Veteran's Park, and due to safety concerns, it ultimately had to be removed. While we have a temporary flagpole there now, we are looking to replace the permanent one. Our previous pole was 80 feet tall, and we would like to replace it with one as tall as possible.

Insurance has provided us \$10,000 for replacement. After getting numerous quotes, the following are the lowest that we received:

40 foot pole with installation and flag: \$10,435
50 foot pole with installation and flag: \$12,270
80 foot pole with installation and flag: \$23,690

As this was unexpected, and not budgeted for, the Village has \$10,000 to put toward a new flagpole and would like to request a grant from the Foundation to help erect the new flagpole in the following amounts:

\$2,270 for a 50 foot pole or
\$13,690 for an 80 foot pole

Thank you for your consideration of this request. We are looking to replace the flag as soon as possible. We feel this flagpole is a vital part of our Veteran's Park, as we continue to honor and remember those who have served in the Armed Forces.

Sincerely,



Lisa Moen, Administrator
On behalf of the Village of Cambridge Board of Trustees

Attachments: Quotes



QUOTE

DIVISION OF MMK ENTERPRISES INC.
 "Custom design. Our specialty"
 2954 N. 117TH STREET
 WAUWATOSA, WI 53222
 PHONE: (414) 778-1776
 TOLL FREE: (800) 795-4295
 FAX: (414) 258-8202
 EMAIL: sales@flagcenter.net
 WEBSITE: www.flagcenter.net

ORDER NUMBER: 0090728
 ORDER DATE: 6/23/2022
 SALESPERSON: FLAG
 CUSTOMER NO: 00-0288735

SOLD TO:
 CAMBRIDGE, VILLAGE OF
 ACCOUNTS PAYABLE
 200 SPRING ST
 PO BOX 99
 CAMBRIDGE, WI 53523

SHIP TO:
 CAMBRIDGE, VILLAGE OF
 200 SPRING ST
 PO BOX 99
 CAMBRIDGE, WI 53523

CONFIRM TO:
 TODD LORD

CUSTOMER PHONE: 608-501-8944

CUSTOMER FAX:

CUSTOMER P.O.
 QUOTE

SHIP VIA
 OUR DELIVERY

TERMS
 NO TERMS

ITEM NUMBER	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT
FP-EC40IH 40' AL POLE 8 X 3.5IN IH SATIN	EA	1.00	0.00	0.00	5,685.0000	5,685.00
Height: 40' / Base Dia: 8" / Top Dia: 3.5" / Wall Thickness: .188" / Max Flag Rating: 120 mph with 8X12 flag						
U1N-812 US NY 8X12'	EA	1.00	0.00	0.00	0.0000	0.00
Included						
FPAC-FS412 FOUND. SLEEVE STEEL 4'X12IN	EACH	1.00	0.00	0.00	0.0000	0.00
Included						
/FPINSTALLFC FLAGPOLE INSTALLATION	EACH	1.00	0.00	0.00	4,750.0000	4,750.00

INSTALL PRICE INCLUDES SKIDSTEER, CONCRETE POUR, AND CRANE

Standard installation in foundation sleeve encased in a concrete base set just below grade (no visible concrete pad) in native soils. Spoils will be left within 100 yards of the dig location. If concrete or tree roots need to be removed additional charges will apply.

TERMS: 50% deposit, balance due upon completion.

Lead time to be confirmed at order. Anodized or custom poles may take 8-12 weeks.

Net Order: 10,435.00
 Less Discount: 0.00
 Freight: 0.00
 Sales Tax: 0.00
 Order Total: 10,435.00



QUOTE

DIVISION OF MMK ENTERPRISES INC.
"Custom design. Our specialty"
2954 N. 117TH STREET
WAUWATOSA, WI 53222
PHONE: (414) 778-1776
TOLL FREE: (800) 795-4295
FAX: (414) 258-8202
EMAIL: sales@flagcenter.net
WEBSITE: www.flagcenter.net

ORDER NUMBER: 0090729
ORDER DATE: 6/23/2022
SALESPERSON: FLAG
CUSTOMER NO: 00-0288735

SOLD TO:
CAMBRIDGE, VILLAGE OF
ACCOUNTS PAYABLE
200 SPRING ST
PO BOX 99
CAMBRIDGE, WI 53523

SHIP TO:
CAMBRIDGE, VILLAGE OF
200 SPRING ST
PO BOX 99
CAMBRIDGE, WI 53523

CONFIRM TO:
TODD LORD

CUSTOMER PHONE: 608-501-8944

CUSTOMER FAX:

CUSTOMER P.O.
QUOTE

SHIP VIA
OUR DELIVERY

TERMS
NO TERMS

Table with 7 columns: ITEM NUMBER, UNIT, ORDERED, SHIPPED, BACK ORDER, PRICE, AMOUNT. Rows include FP-EC50IH (50' AL POLE 10 X 4IN IH SATIN), U1N-Z1015 (US NY 10X15'), FPAC-FS515 (FOUND. SLEEVE STEEL 5' X 15IN), and /FPINSTALLFC (FLAGPOLE INSTALLATION).

INSTALL PRICE INCLUDES SKIDSTEER, CONCRETE POUR, AND CRANE

Standard installation in foundation sleeve encased in a concrete base set just below grade (no visible concrete pad) in native soils. Spoils will be left within 100 yards of the dig location. If concrete or tree roots need to be removed additional charges will apply.

TERMS: 50% deposit, balance due upon completion.

Lead time to be confirmed at order. Anodized or custom poles may take 8-12 weeks.

Summary table with 2 columns: Description, Amount. Rows: Net Order (12,270.00), Less Discount (0.00), Freight (0.00), Sales Tax (0.00), Order Total (12,270.00).



QUOTE

DIVISION OF MMK ENTERPRISES INC.
 "Custom design. Our specialty"
 2954 N. 117TH STREET
 WAUWATOSA, WI 53222
 PHONE: (414) 778-1776
 TOLL FREE: (800) 795-4295
 FAX: (414) 258-8202
 EMAIL: sales@flagcenter.net
 WEBSITE: www.flagcenter.net

ORDER NUMBER: 0090393
 ORDER DATE: 6/2/2022
 SALESPERSON: FLAG
 CUSTOMER NO: 00-0288735

SOLD TO:
 CAMBRIDGE, VILLAGE OF
 ACCOUNTS PAYABLE
 200 SPRING ST
 PO BOX 99
 CAMBRIDGE, WI 53523

SHIP TO:
 CAMBRIDGE, VILLAGE OF
 200 SPRING ST
 PO BOX 99
 CAMBRIDGE, WI 53523

CONFIRM TO:
 TODD LORD

CUSTOMER PHONE: 608-501-8944

CUSTOMER FAX:

CUSTOMER P.O.
 QUOTE

SHIP VIA
 OUR DELIVERY

TERMS
 NO TERMS

ITEM NUMBER	UNIT	ORDERED	SHIPPED	BACK ORDER	PRICE	AMOUNT
FP-EC80IH 80' AL POLE 12 X 4IN IH SATIN	EA	1.00	0.00	0.00	18,940.0000	18,940.00
Height: 80' / Base Dia: 12" / Top Dia: 4" / Wall Thickness: .375" / Max Flag Rating: 105 mph with 20X30 flag						
U1N-Z2030 US NY 20X30'	EA	1.00	0.00	0.00	0.0000	0.00
INCLUDED						
FPAC-FS818 FOUND. SLEEVE STEEL 8' X 18IN	EACH	1.00	0.00	0.00	0.0000	0.00
/FPINSTALLFC FLAGPOLE INSTALLATION	EACH	1.00	0.00	0.00	4,750.0000	4,750.00

INSTALL PRICE INCLUDES SKIDSTEER, CONCRETE POUR, AND CRANE

Standard installation in foundation sleeve encased in a concrete base set just below grade (no visible concrete pad) in native soils. Spoils will be left within 100 yards of the dig location. If concrete or tree roots need to be removed additional charges will apply.

TERMS: 50% deposit, balance due upon completion.

Lead time to be confirmed at order. Anodized or custom poles may take 8-12 weeks.

Net Order: 23,690.00
 Less Discount: 0.00
 Freight: 0.00
 Sales Tax: 0.00
 Order Total: 23,690.00

Water Maintenance Plan/ Developers and Related Checklist

provided in July 12, 2022's
Village Board's Packet-

Please refer to that for reference.

Christin Brynwood

From: Christin Brynwood
Sent: Tuesday, July 19, 2022 9:14 PM
To: Nick Maas
Cc: Kris Bruenig; Mike Reiber; Utility Clerk
Subject: RE: Cambridge Water Maintenance Plan

No need to apologize for calling me Vicki, she is a great person. And thank you Nick for your speedy response. I would like the opportunity to meet with you to go over things. I can make time whenever is good for you. Mille's coffeehouse is good for me.

Let me know, take care.

Chrissie

Sent from [Mail](#) for Windows from home.

From: [Nick Maas](#)
Sent: Tuesday, July 19, 2022 8:27 PM
To: [Christin Brynwood](#)
Cc: [Kris Bruenig](#); [Mike Reiber](#); [Utility Clerk](#)
Subject: Re: Cambridge Water Maintenance Plan

Chrissie,

I apologize for calling you Vicki I pulled the utility clerk email off an old email chain with her and it was not meant to be disrespectful it was just a brain fart as I had her signature up on my screen.

I'm glad that a lack of dissent has calmed the waters for the village board and its staff (and lawyer). As you mentioned things were tense there for a minute. I've notice the word "decorum" thrown around a bit in the vernacular and I find that interesting given the timing of it in relation to me questioning the legality and ethics of bringing us in under false pretenses, lying to the public about the reason for a closed session, and asking us to be complicit in it. Lots of impropriety begetting calls for propriety?

Decorum per the Victorian standards which it is most popularized by was not just pomp and circumstance. An element of decorum is actual integrity, presenting oneself as one's self in a manner befitting the time and place. Deception and dishonesty in all of their various forms are all elements of decorum that have been serious problems in village meetings in the past, pertaining from this issue (water maintenance) as well as numerous other issues (please reference village presidents actions re: water and sewer meeting when he asked "if I wanted to go outside", or when he yelled "I will never apologize for lying to you." In the aforementioned illegal closed session). Decorum is a really nice word to hide behind when people possess little to no actual propriety [which is a fundamental aspect of the definition of decorum]. tyra ya falsely believe that by pretending to have moral standards for public behavior they can limit peoples ability to express criticism. It's historically been a popular yet ineffective strategy used by corrupt people in democracies.

As for the clerk I hope she was misquoted! I hope she's been misquoted to me many times. It would be a shame to see maintenance canceled for no reason. I appreciate your character and the hard position you are in but unfortunately I must question your judgement exhibited here and push back on a few of your claims. Specifically "She has been a proponent of creating checklists that not only cover the maintenance

plans but are also more comprehensive. " If this is the case why doesn't one exist? Why didn't she do her job and have them make one? That's been the literal sticking point on all of our bike paths negotiations as well as water and sewer meetings.

If your reply is one does exist, then I would ask why has it been completely forgotten about and never mentioned or furnished in any conversation in any water and sewer meeting I've been to in the last 10 months, despite specifically asking to see any list or schedule for maintenance? If she's such a huge proponent of lists more comprehensive than the voted on plan why didn't she make sure the first water maintenance program was followed? Nor the second ever enacted? And/or much more sinisterly why had she not given said list or the water agreements signed by the village board to the employees responsible for executing said maintenance plans as recently as this past Feb [from Tod Lords mouth himself]. If any of those protocols and procedures were drafted and implemented why was Steve Struss drafting his own as a member of water and sewer because the village had no such maintenance calendars or lists at that time? And still doesn't! I believe that's as recent as this May/June? If any of this was done why wouldn't any of you have shown it to us in any form whatsoever when we asked at every single meeting to see any sort of progress at all on the maintenance plan?

At the end of the day, if you read the water maintenance plan, it's really simple. It's the same as change the oil in your car. Put gas in it. Make sure the filters get changed every x months. The hesitancy of the village to keep and maintain said routine maintenance calendar has been the root cause of all tension in every discussion pertaining to our water issues as well as bike path negotiations. If you actually had that in place, why didn't that come out? That would be a massive failure in good faith communication. Furnishing one would have really set a tone for decorum.

As for the well itself I would absolutely love to sit down with you and go over all of the hard copies of the mandatory DNR reports you send in to them. We've been asking for these for years and they haven't been furnished since last time when they were used to show elected and appointed village representatives and engineers that the records are being falsified and the reality of the record keeping was literally "physically impossible" (quote from town and country engineer- physically impossible for the records to be accurate).

There are rules and regulations on how documents can be drafted, edited, annotated, submitted and must be kept and stored that current record keeping doesn't meet. Again, I would love to sit with you, with decorum and civility because we both allegedly want the same thing, and go over the original hard copies of these documents that we're shown at the meeting at the well and I'll show you exactly what I'm talking about.

Would love to sit with you on those records any time any place. Your office, our offices, Millie's coffeehouse, the sports page, anywhere safe enough for you to call a spade a spade.

I was going to sign off to say just my two cents, but this is more like the other .98!

Cheers

Nick

Sent from my iPhone

On Jul 19, 2022, at 5:50 PM, Christin Brynwood <CBrynwood@ci.cambridge.wi.us> wrote:

Hello Nick,

I must say I have missed you and Mike but not the tense meetings. Honestly, the meetings are very calm now due to them having decorum.

I know that you have mentioned to me in the past, that you trust me, and I respect that because that is the truth.

Lisa has **not said anything** about removing any testing at all. She has been consistently, both during staff meetings, water & sewer meetings, village board meetings and day to day tasks, told the crew to keep sampling and following the plan. If anyone is misquoted it is her. She has been a proponent of creating checklists that not only cover the maintenance plans but are also more comprehensive.

Can I ask where you have heard that the well is "far from meeting DNR standards"?

That was recently stated by Trustee Breunig in the last board meeting, with no particulars issues ever mentioned. I would like to know what those are?

Now that I have been here a year, I feel that the Village has been moving in the right direction and I will continue to do what I can to continue on that path.

Please stay connected with me, I do agree with you that this relationship can be salvaged.



Cambridge

Chrissie Brynwood

Treasurer/Deputy Clerk/Deputy Administrator

608-423-3712

608-423-3916-Fax

This message originates from the Village of Cambridge. It contains information that may be confidential or privileged and is intended only for the individual named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed without this disclaimer. If you have received this message in error, please notify me immediately.

From: Nick Maas <nmaas@dancinggoat.com>

Sent: Tuesday, July 19, 2022 4:29 PM

To: Kris Breunig <kbreunig@ci.cambridge.wi.us>; Utility Clerk <Utilityclerk@ci.cambridge.wi.us>

Cc: Mike Reiber <mreiber@dancinggoat.com>

Subject: Cambridge Water Maintenance Plan

Kris and Vicki,

Hope all is well, I have missed you terribly these last few weeks.

It has come to my attention there will be a discussion on the water plan this evening, specifically that it may be something along the lines of Lisa pushing for abandonment of the program (despite no evidence that it has ever been started) (likely punitively) (because she's punitive), with the excuse that we haven't allowed access for samples.

The water maintenance program and samples from our facility are linked but not codependent. The water maintenance plan as written is the bare minimum maintenance for the municipal system, and from a literal standpoint it legally should and is the only job of the water operator. Why does it even matter if you take samples, when there is no guarantee of the chain of custody (nor action) (nor review) of the tests allegedly performed? Our tests aside at our facility, your maintenance program is needed to keep the system healthy and functioning as a whole. Allowing it to lapse is indicative of Cambridge acquiescing to it's past, and allowing Derek to fall in line with Dan Dudley's Career path with the same results. A ruined system 15 years down the line.

In short, this time spent apart could and should have been used for the village to perform rudimentary housekeeping on maintenance protocols and record keeping, which I heard from your meeting at the Well both fall very far from meeting DNR standards. Our recommendation is the village drop its petty history of punitive reactions, and maintain the program despite not sampling at our facilities. To abandon it, and have no maintenance calendars or accountability for routine maintenance, proves everything I have ever said in and about all of the villages past missteps.

Feel free to share this document in its entirety, I would hate to be misquoted.

Don't be lemmings. Our relationship could still be salvaged.

Sincerely,

NBM

VILLAGE OF CAMBRIDGE

AGENDA ITEM REQUEST FORM

Name and address of individual requesting item.

Date of request.

What item are you requesting to be placed on the agenda. Please be specific.

What action are you requesting by the Village? Again, please be specific.

Which Village committee, board or commission are you asking to review this item? (Where a standing committee has jurisdiction over an agenda item, that committee or commission will normally make a final decision, when applicable, or recommend a course of action to the Village Board.)

This form and all matters to be presented at a board meeting shall be filed with the administrator by noon on Wednesday preceding the scheduled regular board meeting to enable the administrator to prepare the agenda and distribute materials to the village board. § 2.08.140 Village Code of Ordinances. All persons attending meetings are requested to adhere to the Village of Cambridge Policy of Decorum.

Please attach any materials that you would like the Village committee, board or commission to consider.

In some cases, we may need additional information to advise the village board on legal or practical consequences of a proposed board action. The village president shall advise the administrator whether to include an item on the agenda. § 2.08.140.A.3. Village Code of Ordinances. The village president may also advise the administrator whether it will be referred to a standing committee for initial review, or if we need to request additional information.

Standing Committees/Commissions: Village Board (2nd and 4th Tuesday of the month); Audit and Finance; Licensing; Personnel; Public Works; Police and Fire; Water and Sewer (3rd Tuesday of the month); Plan Commission (2nd Monday of the month, as needed); Cable; Economic Development; Historic Preservation. Unless noted, committees meet on an as needed basis. All Committees, Commissions and Village Board follow the Village's Code of Conduct and Decorum Policy.

OFFICE USE ONLY

Date Received:	Initials:	Referral to:
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VILLAGE OF CAMBRIDGE

Policy of Decorum for Public Meetings

The purpose of Policy of Decorum is to promote mutual respect, civility, and orderly conduct among elected and appointed Village officials, Village staff, and members of the public. This policy is not intended to deprive any person of his or her right to freedom of expression, but to promote, to the extent possible and reasonable, open dialogue and positive communications while discouraging intimidating, demeaning, volatile, hostile or aggressive actions. The Village expects locally elected and appointed officials and its employees to comply with this policy, and also seeks cooperation from members of the public.

The Village holds numerous public meetings, such as meetings of the Village Board and Village commissions, boards and committees. In order to safeguard participatory democracy in the Village of Cambridge, all elected officials, appointed officials and Village employees are expected to adhere to the following standards of conduct:

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate;
- Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and tools for forging sound decisions;
- Allow board and commission members to speak without intimidation or interruption;
- Provide fair and equal treatment for all persons coming before Village bodies.

The Village requests that members of the public also exercise civility by following these guidelines during public meetings.

Whenever any disturbance or disorderly conduct shall occur in any of the meetings of the board, the president may cause the room to be cleared of all persons causing such disorderly conduct.
VCO § 2.08.190.



Servpro of Madison

SP of Madison, Inc - Franchise #'s 10293/10294
P.O. Box 7544
Madison, WI 53707-7544
Office 608-221-1818
Fax 608-221-2018
E-Mail office@servproofmadison.com
FIN# 39-1769890

Client: Village of Cambridge
Property: 200 Spring St Street
Cambridge 53523
Billing: P.O. Box 99
Cambridge 53523

Operator: JASONW

Estimator: Jason Wilkinson
Business: 5959 Haase Road
Deforest, WI 53532

Business: (608) 221-1818
E-mail: jasonw@servproofmadison.com

Type of Estimate: Water Damage
Date Entered: 8/20/2020

Date Assigned:

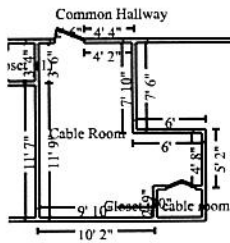
Price List: WIMA8X_JUN22
Labor Efficiency: Restoration/Service/Remodel
Estimate: MIT-CAMBRIDGE-VILL-2



Servpro of Madison

SP of Madison, Inc - Franchise #'s 10293/10294
 P.O. Box 7544
 Madison, WI 53707-7544
 Office 608-221-1818
 Fax 608-221-2018
 E-Mail office@servproofmadison.com
 FIN# 39-1769890

MIT-CAMBRIDGE-VILL-2
Upper Level



Cable Room

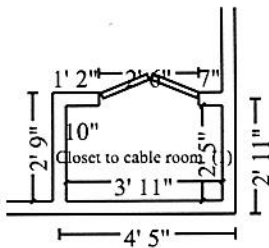
Height: 8'

436.00 SF Walls	155.99 SF Ceiling
591.99 SF Walls & Ceiling	155.99 SF Floor
17.33 SY Flooring	53.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into COMMON_HALLW



Subroom: Closet to cable room (1)

Height: 8'

84.67 SF Walls	9.47 SF Ceiling
94.13 SF Walls & Ceiling	9.47 SF Floor
1.05 SY Flooring	10.17 LF Floor Perimeter
12.67 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

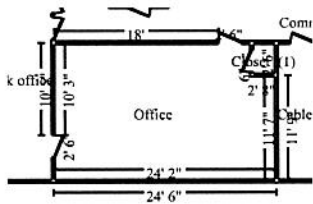
Opens into CABLE_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
113. Remove Glue down carpet	155.99 SF	0.75	0.00	0.00	11.70	128.69
114. Material Only Glue down carpet	215.17 SF	0.00	1.97	0.00	42.38	466.26
120. Install Glue down carpet	165.45 SF	0.00	0.90	0.00	14.90	163.81
Due to potential Liability all contents would need to be removed by tenant.						
124. Floor prep and Adhesive	165.45 SF	0.00	0.94	0.00	15.56	171.08
Totals: Cable Room				0.00	84.54	929.84



Servpro of Madison

SP of Madison, Inc - Franchise #'s 10293/10294
 P.O. Box 7544
 Madison, WI 53707-7544
 Office 608-221-1818
 Fax 608-221-2018
 E-Mail office@servproofmadison.com
 FIN# 39-1769890

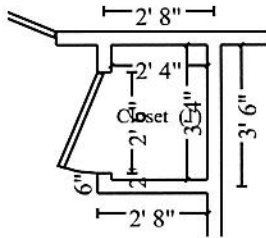


Office

Height: 8'

580.67 SF Walls	358.76 SF Ceiling
939.43 SF Walls & Ceiling	358.76 SF Floor
39.86 SY Flooring	71.33 LF Floor Perimeter
78.83 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" Opens into COMMON_HALLW
Door 2' 6" X 6' 8" Opens into NON_AFFECTED



Subroom: Closet (1)

Height: 8'

74.00 SF Walls	7.78 SF Ceiling
81.78 SF Walls & Ceiling	7.78 SF Floor
0.86 SY Flooring	8.83 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" Opens into OFFICE

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
111. Remove Glue down carpet	366.54 SF	0.75	0.00	0.00	27.50	302.41
112. Material Only Glue down carpet	426.83 SF	0.00	1.97	0.00	84.08	924.94
119. Install Glue down carpet	366.54 SF	0.00	0.90	0.00	32.98	362.87
125. Floor prep and Adhesive	366.54 SF	0.00	0.94	0.00	34.46	379.01
Totals: Office				0.00	179.02	1,969.23



Non affected back office

Height: 8'

576.67 SF Walls	371.83 SF Ceiling
948.50 SF Walls & Ceiling	371.83 SF Floor
41.31 SY Flooring	70.83 LF Floor Perimeter
78.33 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" Opens into OFFICE
Door 2' 6" X 6' 8" Opens into COMMON_HALLW
Door 2' 6" X 6' 8" Opens into COMMON_HALLW



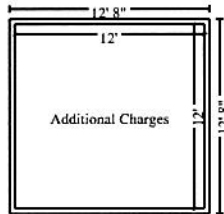
Servpro of Madison

SP of Madison, Inc - Franchise #'s 10293/10294
 P.O. Box 7544
 Madison, WI 53707-7544
 Office 608-221-1818
 Fax 608-221-2018
 E-Mail office@servproofmadison.com
 FIN# 39-1769890

CONTINUED - Non affected back office

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
108. Remove Glue down carpet	371.83 SF	0.75	0.00	0.00	27.88	306.75
110. Material Only Glue down carpet	431.92 SF	0.00	1.97	0.00	85.08	935.96
118. Install Glue down carpet	371.83 SF	0.00	0.90	0.00	33.46	368.11
126. Floor prep and adhesive	371.83 SF	0.00	0.94	0.00	34.96	384.48
Totals: Non affected back office				0.00	181.38	1,995.30

Additional Charges



Additional Charges

Height: 8'

384.00 SF Walls	144.00 SF Ceiling
528.00 SF Walls & Ceiling	144.00 SF Floor
16.00 SY Flooring	48.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
115. R&R Vinyl - metal transition strip	12.00 LF	0.90	3.31	0.00	5.06	55.58
117. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	409.54	0.00	0.00	40.96	450.50
127. CLEANING	1.00 EA	0.00	-319.19	0.00	0.00	-319.19
Credit for carpet cleaning -not to be done						
Totals: Additional Charges				0.00	46.02	186.89
Total: Additional Charges				0.00	46.02	186.89
Total: Upper Level				0.00	490.96	5,081.26
Line Item Totals: MIT-CAMBRIDGE-VILL-2				0.00	490.96	5,081.26



Servpro of Madison

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 P.O. Box 7544
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 Office 608-221-1818
 Fax 608-221-2018
 E-Mail office@servproofmadison.com
 FIN# 39-1769890

Grand Total Areas:

10,134.19 SF Walls	5,680.11 SF Ceiling	15,814.30 SF Walls and Ceiling
5,680.11 SF Floor	631.12 SY Flooring	1,243.25 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,384.41 LF Ceil. Perimeter
5,680.11 Floor Area	6,008.73 Total Area	10,134.19 Interior Wall Area
5,020.69 Exterior Wall Area	572.55 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Servpro of Madison

SP of Madison, Inc - Franchise #'s 10293/10294
P.O. Box 7544
Madison, WI 53707-7544
Office 608-221-1818
Fax 608-221-2018
E-Mail office@servproofmadison.com
FIN# 39-1769890

Summary for Dwelling

Line Item Total	4,590.30
Overhead	245.48
Profit	245.48
Replacement Cost Value	\$5,081.26
Net Claim	\$5,081.26

Jason Wilkinson

Lisa Moen

From: Michelle Krueger <mkrueger@phyto-sol.com>
Sent: Wednesday, July 13, 2022 4:37 PM
To: Lisa Moen
Subject: Memorial bench

Hi Lisa,

I am the current president of the Cambridge Area Lions Club and we've been working with the fire department on a memorial of sorts for Randy North. We thought it would be nice to use one of the blue benches the village purchased with the Lions benches. Our plan is to remove the backboard and have "In Memory of Randy North" with the Lions and the CFD logos engraved. I have also discussed this with Mark McNally a couple of times. The cost of engraving will be covered by the Lions and CFD, we were wondering if we could proceed with this on a bench in West Side Park?

Michelle Krueger
Executive Assistant
Complete Phytochemical Solutions, LLC

SUBJECT: Memorial Bench for Randy North

FROM: Lisa Moen, Administrator

MEETING DATE: July 26, 2022

BACKGROUND/ANALYSIS: In 2021, the Lions Club ordered a number of recycled plastic benches which were being engraved in memory of past members. These are located at their clubhouse and around the fishing ponds. At the time, the Village of Cambridge ordered two additional benches, at a cost of \$460 each. The Lions Club has reached out requesting that one of the benches be engraved "In Memory of Randy North", along with the Cambridge Lions and Fire Department logos. They would cover the cost of the engraving and the bench would be placed in Westside Park.

This would leave the Village with one blank bench. The question that arises is what is done with the last blank bench? Does the next person who asks get it for free if they engrave it? Do we then turn down any other requests, unless they offer to purchase a bench themselves? Are we treating all taxpayers equally?

As you know, we do have a tree memorial program in place under which the tree and plaque is purchased by an individual/family and it is placed on public property.

Action Requested: The Village Board needs to decide if they want to donate a bench to memorialize Randy North.

Lisa Moen

From: brian@thespanoscompany.com
Sent: Wednesday, July 20, 2022 1:11 AM
To: Lisa Moen
Cc: Brett Riemen; 'Randall Aschbrenner'
Subject: New Development at 275 Hwy 12/18
Attachments: Rezone-Application-275 Hwy 12_July 2022.pdf; Grading and Stormwater Plan 7-19-22_need lighting locations.pdf; Plan Commission - 5.24.22.docx

Lisa,

It was nice to speak with you on the phone last week in regards to our development at 275 Hwy 12/18. We will submitting our application with Dane County to remove the exception for trailer sales with this Heavy Commercial Zoning classification. I wanted to share our concept plan and some background about our company. As I told you on the phone, our office is located McFarland and we self-manage our own units. We are excited about this new development and we think it would be a good contribution to the area.

Please review that attachments and let me know if you have any questions. I would encourage you to go to our website and see our other developments we have completed in the past few years.

www.lakestonestorage.com

Thank you

Brian C Spanos

Partner
Brian@LakestoneProperties.com
o: 608.219.5247

Lakestone Properties

LakestoneProperties.com

Lakestone Storage

LakestoneStorage.com

Lakestone Field Services

LakestoneFieldServices.com

Like Lakestone Properties on Facebook!

Like Lakestone Storage on Facebook!

Like Lakestone Field Services on Facebook!

Check out our Homebuyer Program!

05/11/2022

Background on Lakestone Properties www.lakestonestorage.com

Lakestone's office is located in McFarland and we self-manage all the properties we own and develop.

- We are a management and development company that specializes in working in small communities. It is important to us to work and improve the communities we live around and create a quality development.
- We stay involved in the day-to-day management of these properties to keep the quality and condition in excellent condition.
- Some of our most recent developments are in Stoughton, McFarland, Oregon, Pleasant Springs and McFarland. We specialize in development of multi-family and storage units.

Site Information

- Lakestone currently has 275 Hwy 12/18 Rd under contract to purchase.
- This site is 5.118 acres and has one single family home and multiple storage sheds located on the parcel. (See attached CSM)
- The property is zoned C-2 with a restriction for only trailer sales.

Proposed Development

Lakestone Properties & Storage would like to develop this property into high-end storage buildings. (See attached concept plan)

This development would be modeled after the development we recently completed in the Town of Pleasant Springs (2917 Hwy MN, Stoughton) and one in the Town of Burke (5954 Daentl Rd in Deforest).

The proposed storage unit development would have the following amenities;

- 24 hour gated secure storage
- Exterior Led lighting
- Asphalt paving in the driveway and parking areas
- Video surveillance
- Similar finish and colors as the previous developments



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

• PERMIT FEES DOUBLE FOR VIOLATIONS.
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Robert H Johnson	Agent Name:	Lakestone Properties/Brian Spanos
Address (Number & Street):	275 Hwy 12 & 18	Address (Number & Street):	5910 Main St #1
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	McFarland WI 53558
Email Address:	jimsrealfarm@yahoo.com	Email Address:	brian@lakestoneproperties.com
Phone#:	608-334-5376	Phone#:	608-219-5247

PROPERTY INFORMATION

Township: Christiana	Parcel Number(s): 0612-021-9836-0
Section: 02	Property Address or Location: 275 HWY 12/18

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Lakestone properties has this property under contract and would like to remove the restriction for trailer sales and update the zoning to HC to allow for mini-warehouse storage buildings.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
HC	HC to allow mini Storage units	5.12

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- Scaled drawing of proposed property boundaries
- Legal description of zoning boundaries
- Information for commercial development (if applicable)
- Pre-application consultation with town and department staff
- Application fee (**non-refundable**), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Brian C Spanos Digitally signed by Brian C Spanos Date: 2022.06.09 01:08:28 -05'00' Date 6/9/22

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at anytime
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

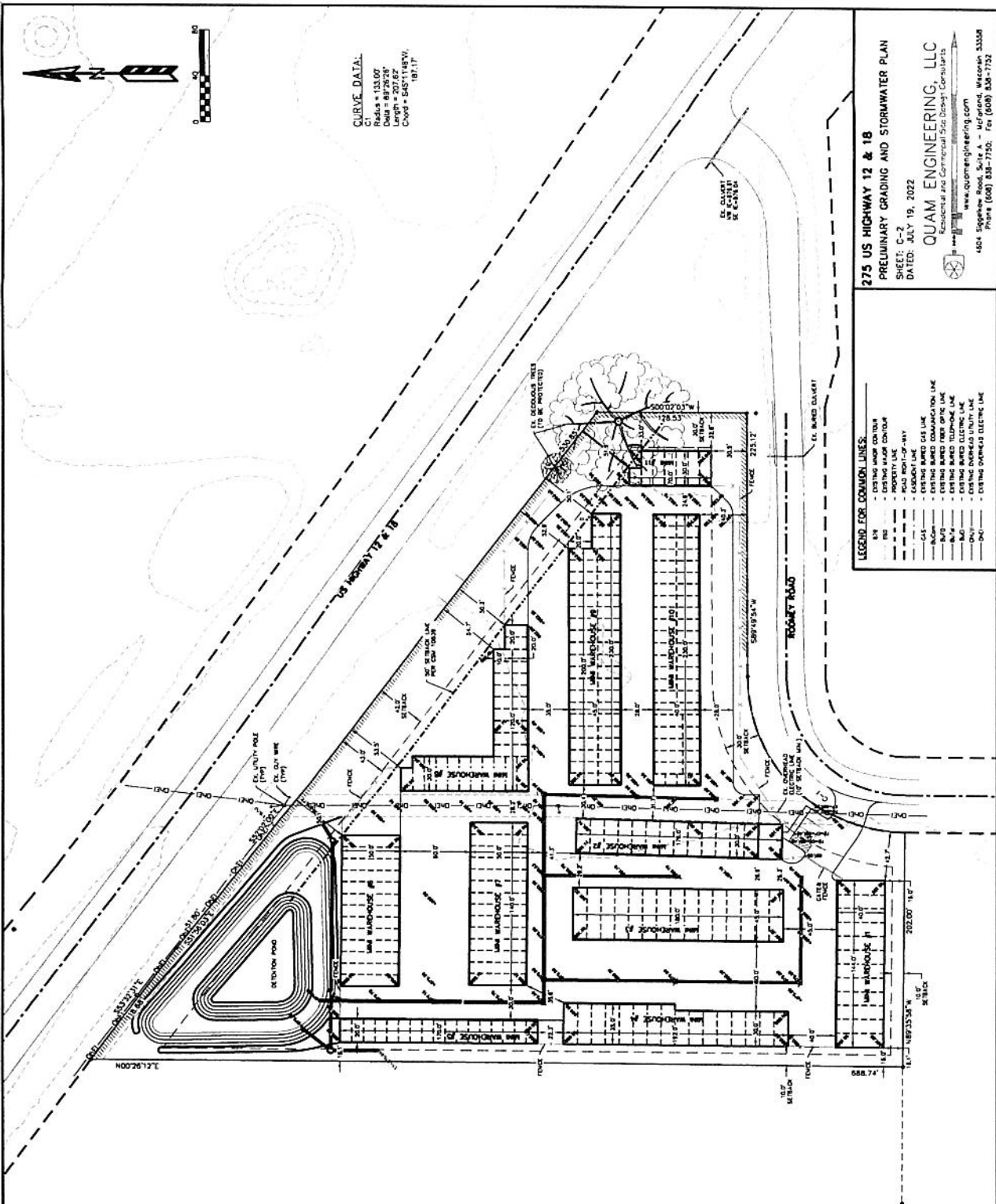
Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

Phone Number:

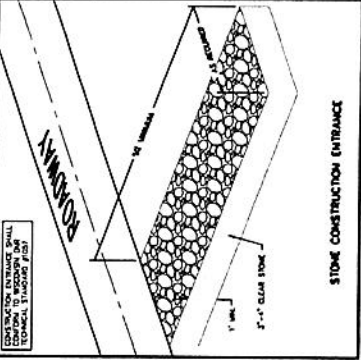
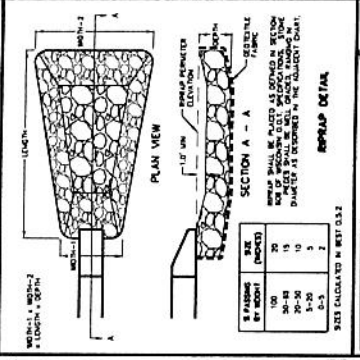
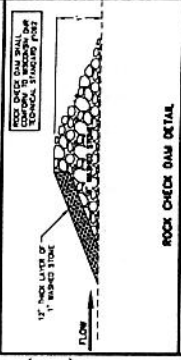
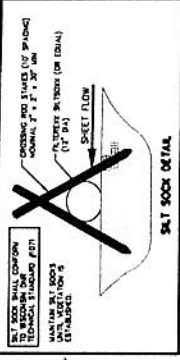
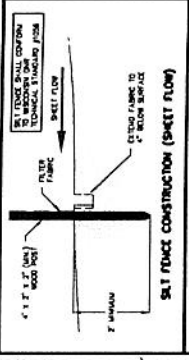


CURVE DATA:
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 PI = 113.00
 Data = 497.200'
 Length = 207.67'
 Chord = 545.1145W
 18/11'

275 US HIGHWAY 12 & 18
 PRELIMINARY GRADING AND STORMWATER PLAN
 SHEET: C-2
 DATED: JULY 19, 2022

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin, 53558
 Phone: (608) 838-7750; Fax: (608) 835-7322

- LEGEND FOR COMMON LINES:**
- EXISTING MAJOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPERTY LINE
 - LOT/BLK/PT
 - EXISTING MAJOR GAS LINE
 - EXISTING MAJOR COMMUNICATION LINE
 - EXISTING MAJOR WATER MAIN
 - EXISTING MAJOR TELEPHONE LINE
 - EXISTING MAJOR ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE



July 19, 2022

Intent

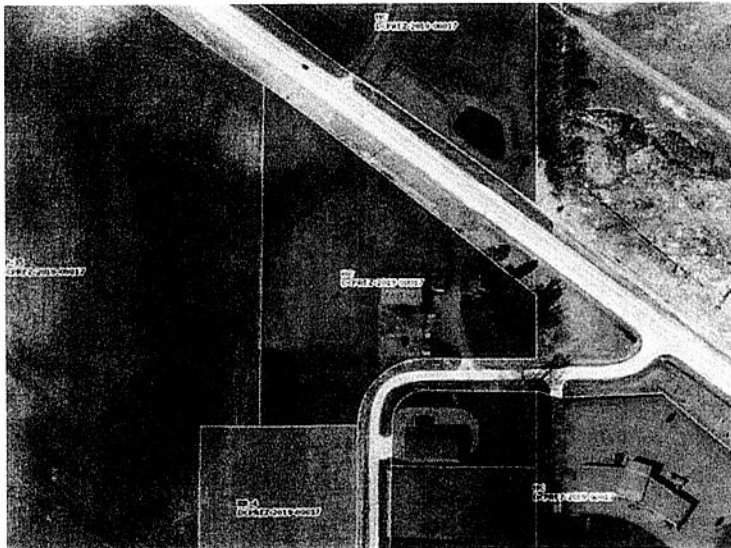
- Develop a mini-warehouse facility at 275 Hwy 12/18 Cambridge WI

Existing conditions

- Vacant land – residence and storage units demolished
- Parcel # 0612-021-9836-0
- 5.118 acres
- Zoned HC

Adjacent Zoning District(s):

- FP-35 General Farmland Preservation
- RR-4 Rural Residential
- HC – Heavy Commercial



Proposed Development

- Phase I – 4 buildings – 24,900 square feet
 - Building 1
 - Non-Climate Controlled – 5,760 square feet
 - Building 2
 - Non-Climate Controlled – 5,280 square feet
 - Building 3
 - Non-Climate Controlled – 8,100 square feet
 - Building 4
 - Non-Climate Controlled – 5,760 square feet

- Phase II – 7 buildings – 45,000+/- square feet
 - Timing, unit mix, and climate control versus non-climate control is subject to market demand.

Project Schedule

- Phase I
 - Approvals – Current
 - Site Work – September - October
 - Foundation Construction – October to November
 - Building Construction – Spring 2023

Project Detail / Amenities

- Fenced with gate and key card access
- Multiple security cameras
- Range of small units up to large units for boats / RV's

Operation Plan 275 Hwy 12

- A)** Storage will be accessible 24 hours a day 7 day a week with key pad access.
- B)** The site will be managed by Lakestone Properties located 15 miles away in McFarland and will have no full-time employees working on site.
- C)** All driveways will be asphalt and there should be limited noise, odors and dust after construction is complete. There is no anticipated soot, runoff or pollution for this development.
- D)** Our policy will not allow any materials or personal property stored outside the storage units. The only activity that will take place outside the units is the loading and unloading of personal property in the storage units.
- E)** Quam Engineering has been hired to verify all county stormwater and erosion control standards are met.
- F)** There will be no office, water or bathroom located on site at this facility.
- G)** There will be two 32-gallon garbage cans located at each end of the site. These cans will be emptied 3 time per week. There will be no dumpster on site and tenants are not allowed to use these garbage cans for disposal of items from their storage units. This is written in the lease agreement.
- H)** The storage will be used for personal property, boats, watercraft and RV's. We anticipate 3% of our tenants will access their units per day. (5-10 cars per day)
- I)** No hazardous, toxic or explosive materials are allowed on site per the lease agreement.
- J)** Led lights are going to be mounted on the storage buildings every 35-40 feet. These lights are directed down to the ground to minimize any light-pollution to the neighbors.
- K)** There will be sign with the business name Lakestone Storage. It will include the phone number, and website for our company. The estimated size is only estimated at this time at 10 X40 feet

Exhibit A

Rezoning Legal Description

Lot 1 of Certified Survey Map No. 14963, recorded in Vol. 105 of Certified Survey Maps, on Page 193, as Document No. 5450837, in the Town of Christiana, Dane County, Wisconsin.

Said Lot 1 contains 222,903 square feet or 5.117 acres, more or less, and is subject to all matters of record and/or fact.

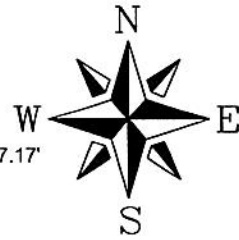
The above-described Lot 1 is shown on the map attached hereto as Exhibit B and by this reference made a part hereof.

Exhibit B - Rezoning Map

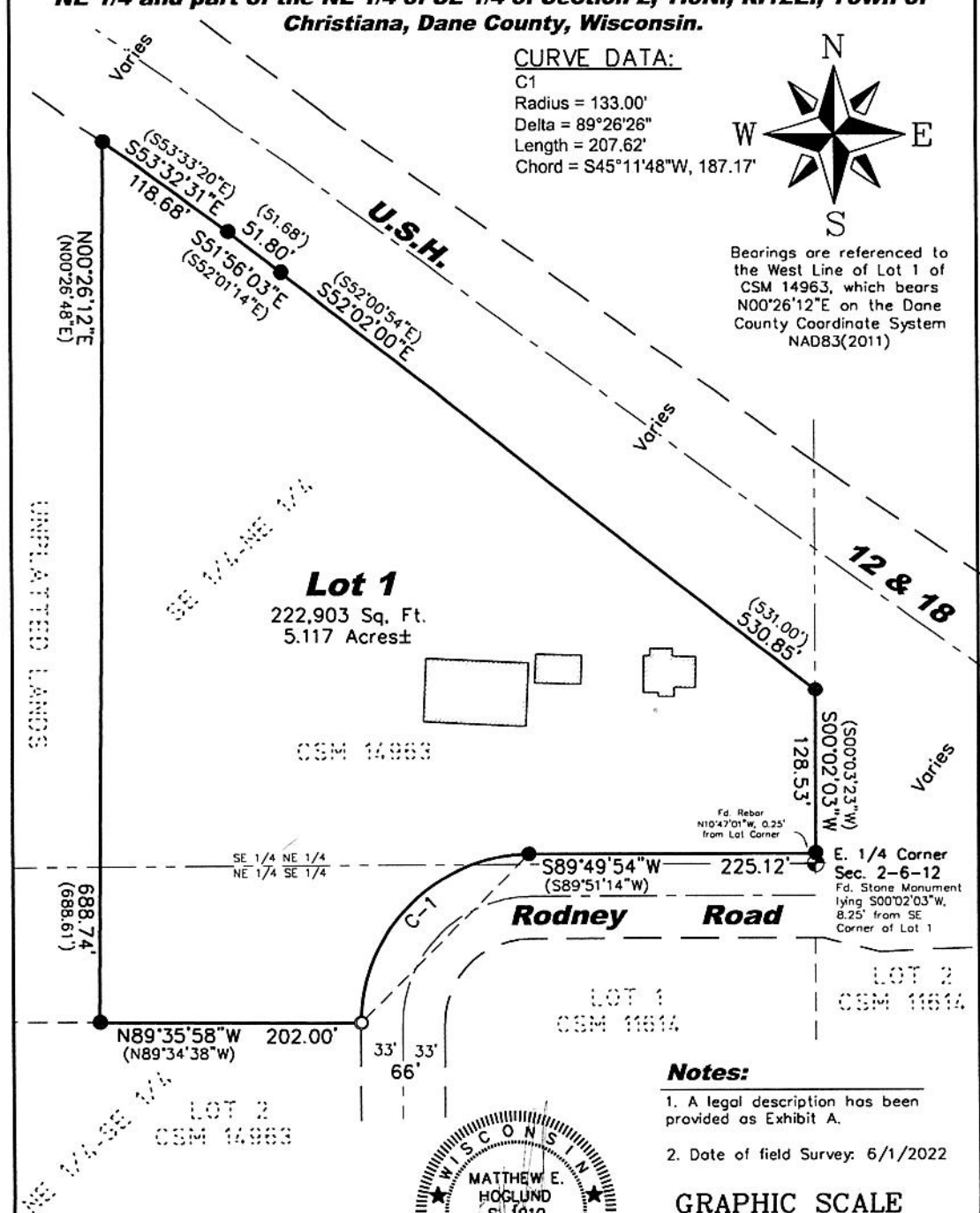
Lot 1 of Certified Survey Map No. 14963, being located in part of the SE 1/4 of NE 1/4 and part of the NE 1/4 of SE 1/4 of Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

CURVE DATA:

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 Length = 207.62'
 Chord = S45°11'48"W, 187.17'



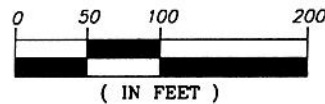
Bearings are referenced to the West Line of Lot 1 of CSM 14963, which bears N00°26'12"E on the Dane County Coordinate System NAD83(2011)



Notes:

1. A legal description has been provided as Exhibit A.
2. Date of field Survey: 6/1/2022

GRAPHIC SCALE



LEGEND

- Found 3/4" Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Lines per this Survey
- - - - Survey or Lot Line of Record
- - - - R/W Line
- - - - Sectional Subdivision Line
- · - · Centerline



EXHIBIT B

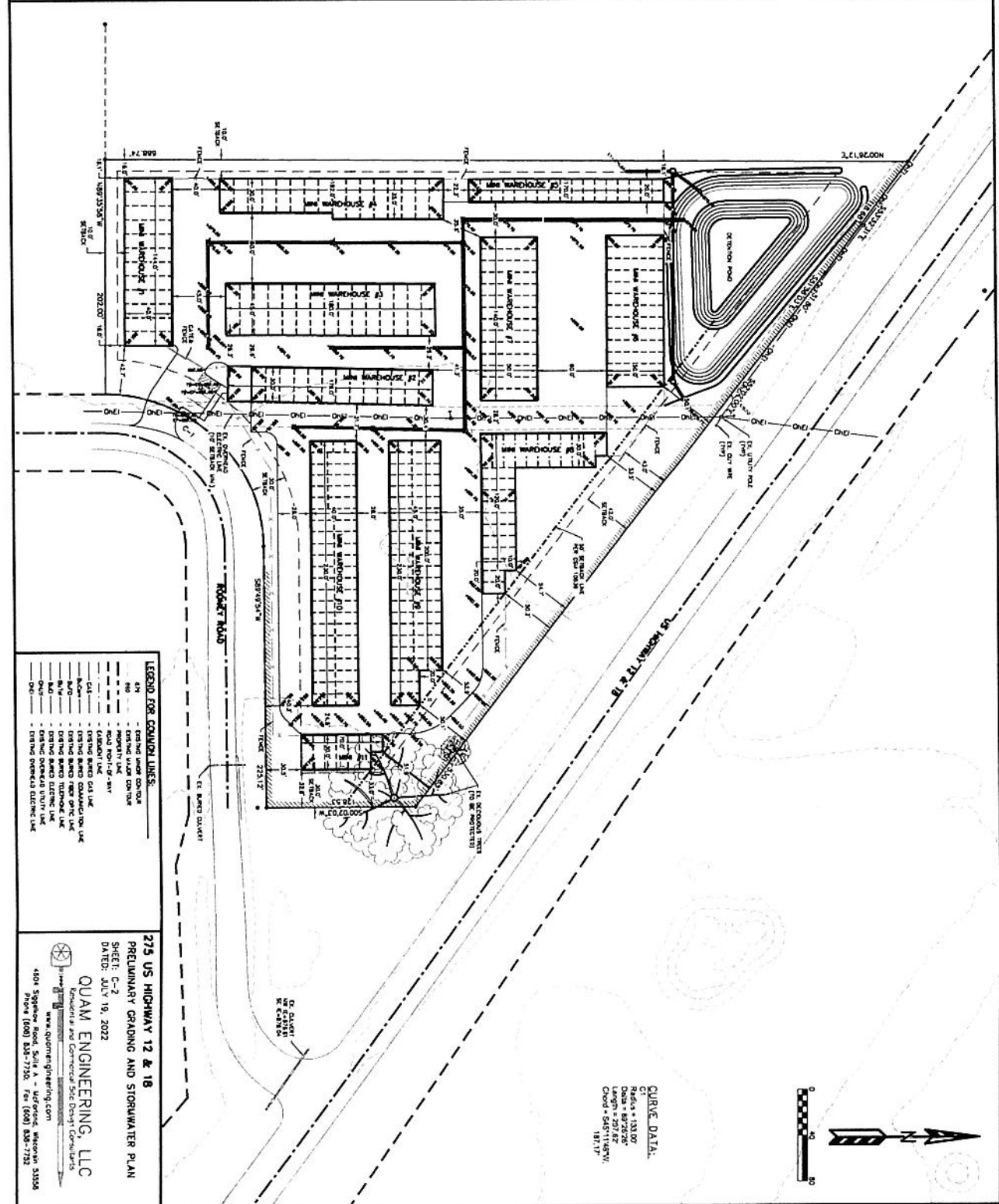
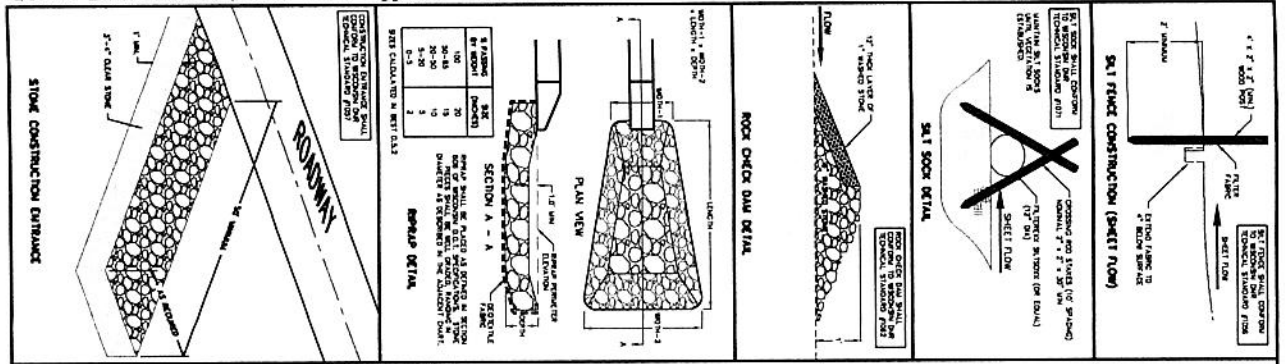
PROJECT NO. SP-31-22 SHEET 1 OF 1
 JUNE 15, 2022

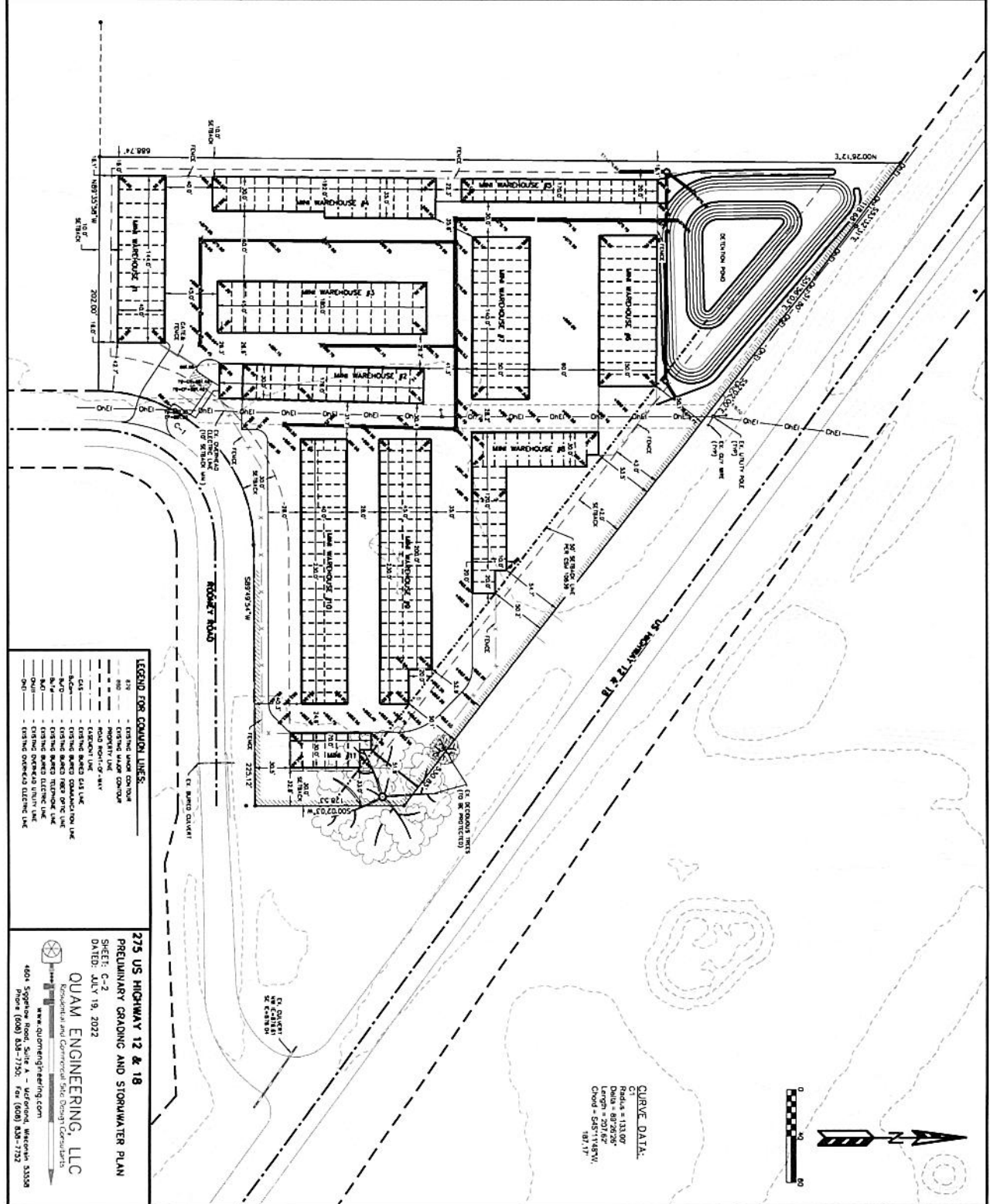
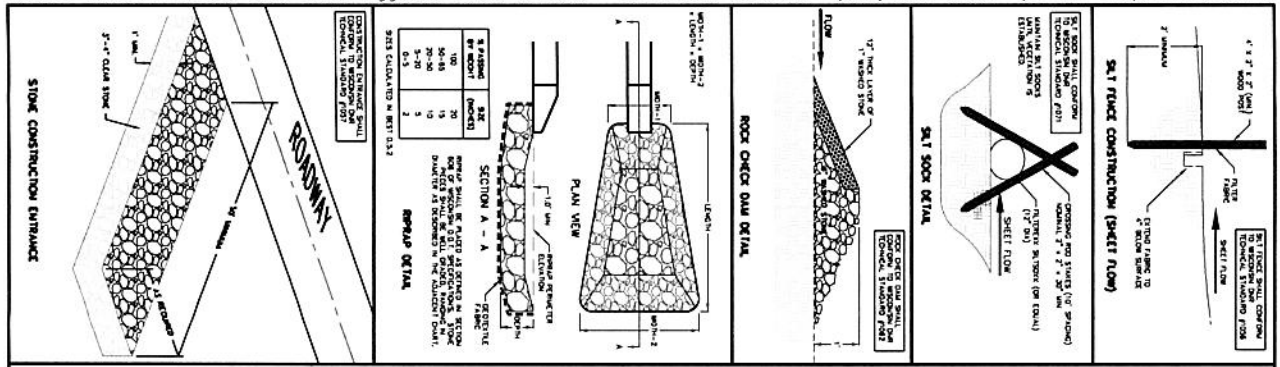
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 Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 836-7750; Fax (608) 836-7752





LEGEND FOR CONDUIT LINES:

- 4\"/>

275 US HIGHWAY 12 & 18
 PRELIMINARY GRADING AND STORMWATER PLAN
 SHEET C-2
 DATE: JULY 19, 2022

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7755 Fax (608) 838-7732

CURVE DATA:
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 187'1.7'

VILLAGE OF CAMBRIDGE RESOLUTION NO. 2022-07

ESTABLISHING A NONRENEWAL ORDINANCE FOR FAILURE TO MEET MINIMUM HOURS OF OPERATION.

Whereas, pursuant to § 5.08.60 of the Village of Cambridge Ordinances, the village is limited in the number of persons and places that may be granted certain categories of a liquor license under this chapter, as provided in Wis. Stat., chapter 125; and

Whereas, the Village of Cambridge Board of Trustees finds that the nonuse of alcohol licenses that are available in limited numbers is generally contrary to the public’s best interest. This is because alcohol licenses, if used responsibly, can attract and retain businesses such as restaurants and hotels, and thereby create jobs and provide non-alcohol-related entertainment and service opportunities for the general public.

Whereas, the Village of Cambridge Board of Trustees further finds that the nonuse of alcohol licenses, limited by quotas, is unfair to persons or businesses that seek to earn income through the use of a license, but are unable to receive a license because of the limited number available to be issued by the Village; and

Whereas, the Village of Cambridge Board of Trustees finds that it is necessary, practical and in the best interest of the Village to establish certain minimum hours of operations for the holder of a class of liquor licenses within the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village of Cambridge Board of Trustees, portions in Dane and Jefferson Counties, Wisconsin, does approve the following:

Establish minimum hours of operation for certain classes of liquor license holders.

Approved this __ day of _____, 2022.

Vote: Ayes: Noes:

APPROVED: _____
Mark McNally, Village President

Date

ATTEST: _____
Lisa Moen, Village Administrator Date

VILLAGE OF CAMBRIDGE ORDINANCE NO. 2022-06
AN ORDINANCE AMENDING SECTION 5.08.170 OF THE VILLAGE OF CAMBRIDGE
ORDINANCES REGARDING NONRENEWAL OF A LIQUOR LICENSE

The Village Board of the Village of Cambridge, Dane and Jefferson Counties, does hereby ordain as follows:

5.08.170 - Revocation and suspension of licenses—Nonrenewal.

A. Procedure. Whenever the holder of any license under this chapter violates any portion of this chapter or Chapter 9.12 of this code, proceedings for the revocation of such license may be instituted in the manner and under the procedure established by this section.

B. Abandonment of Premises. Any licensee holding a license to sell alcohol beverages who abandons such business shall forfeit any right or preference he or she may have to the holding of or renewal of such license. Abandonment shall be sufficient grounds for revocation of any alcohol beverage license. The losing of the licensed premises for at least six months shall be prima facie evidence of the abandonment, unless extended by the village board. All persons issued a license to sell alcohol beverages in the village for which a quota exists limiting the number of such licenses that may be issued by the village shall cause such business described in such license to be operated on the premises described in such license for at least one hundred fifty (150) days during the terms of such license, unless such license is issued for a term of less than one hundred eighty (180) days, in which event this subsection shall not apply.

C. Any holder of a Class B license to sell alcohol beverages must establish minimum hours of operation of at least 4 hours per day, at a minimum of 3 days per week.

D. Before cancellation of the alcohol beverage license under this subsection, the Village shall notify the licensee, in writing, of the Village's intent to cancel the license for nonuse and provide the licensee with an opportunity for a hearing. The hearing shall be conducted according to §125.12(2)(b).

~~E.~~ E. License Revocation or Suspension. License revocation or suspension procedures shall be as prescribed by Chapter 125, Wis. Stats.

The Village Board DOES FURTHER ORDAIN that this Ordinance shall be effective following its adoption and publication.

Dated this _____ day of _____ 2022

By: Mark McNally, Village President

Attest: Lisa Moen, Village Administrator

Published:

Adopted:
Vote:

Ayes:

Noes: