

**Village of Cambridge Village Board  
Amundson Community Center, Community Room  
200 Spring Street  
Tuesday, September 21, 2021, 7:00 p.m.**

***THIS IS AN IN-PERSON MEETING. DUE TO INCREASE CASES OF COVID 19 AND ITS VARIANTS, DANE COUNTY HAS REINSTATED A MASK MANDATE SO MASKS WILL BE REQUIRED AT THE MEETING. THE MEETING ROOM WILL BE SET UP FOR SOCIAL DISTANCING. THANK YOU!***

**Village Board Agenda**

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

**5. New Business:**

- a. The Village Board will convene in Closed Session per Section 19.85(1)(c) of the Wisconsin Statutes to consider the employment, promotion, compensation or performance evaluation data of Village employees – Public Works Employee Evaluations
- b. Convene into Closed Session per 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 and 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Proposed Development, Koshkonong Solar Energy Project and related proceedings before the Public Service Commission.

**6. Reconvene into open session**

**7. Possible Action Taken on Closed Session Items**

**8. Adjournment**

Lisa Moen, Administrator/Clerk/Deputy Treasurer

- 1) Persons needing special accommodations should call 608-423-3712 at least 24 hours prior to the meeting.
- 2) More specific information about agenda items may be obtained by calling 608- 423-3712.
- 3) Final Village Board agendas are typically posted by 4 PM on the Friday preceding the regular meeting at the Amundson Community Center, Cambridge Post Office and Hometown Bank and Village of Cambridge Web site at [www.ci.cambridge.wi.us](http://www.ci.cambridge.wi.us).

Village of Cambridge Village Board  
200 Spring Street, Cambridge WI 53523

September 16, 2021

RE: Development Proposal – Hinchley Property.

Dear Village of Cambridge Village Board,

We are writing as a supplement to our collective appearance at the Village Board meeting held on September 14, 2021. The purpose of this letter is to re-iterate our position and request that the Village Board take substantive action in response to the development proposal at-hand.

On July 9<sup>th</sup>, 2021 we met with Village President Mark McNally and attorney Matthew Fleming to discuss a proposal to address the Village's claimed desire for expansion via a 114-acre combined commercial and residential development project. The property is currently owned by Duane and Tina Hinchley and is located adjacent to the Village in the Town of Christiana.

The 114-acre property, along with other properties located in the Town of Christiana owned by the Hinchley family, is currently signed under solar lease with Koshkonong Solar. As stated during the July 9<sup>th</sup> meeting, the September 14<sup>th</sup> Village Board meeting, and re-stated here, the Hinchleys are willing to sell the 114-acre property in question to resolve the Village's concerns and opposition to Koshkonong Solar. The Hinchleys have expressed that they are willing to make this concession as a peace offering to the Village to enable the remainder of their property signed with the solar project to host solar facilities, and have stated that the Village's withdrawal of its intervention in opposition to Koshkonong Solar is a requirement of the agreement to sell the land. The Hinchley family has financial considerations and property rights that must be respected and would prefer to maintain ownership of the 114-acre property and host solar facilities. Real estate developers Todd Schultz and Mike Herl have engaged the Hinchleys to develop the currently agricultural 114-acre property as part of a commercial and residential real-estate project. Koshkonong Solar has agreed to terminate the solar lease on this property upon purchase and development of the property by Todd Schultz and Mike Herl and consummation of the Village's obligations.

We have identified a win-win-win-win situation that would directly address the Village's asserted desire to grow and concerns regarding the proposed Koshkonong Solar project. Since the July 9<sup>th</sup> meeting, it has been in the direct hands of the Village to advance this development for the benefit of all parties. Over two months have passed since this proposal was presented to the Village with no material action or indication from the Village to advance this opportunity. The Village's inaction has had a significant, adverse impact on the ability for this proposed development to proceed. Koshkonong Solar's attempts to contact Village leadership to advance this solution have gone unreturned.

We find the August 24<sup>th</sup> correspondence from the Village regarding the proposal to be conspicuously absent on the details necessary to successfully implement this proposal and instead reads as a belated and hollow demonstration of the Village's claimed growth desires. The correspondence

contains no mention of withdrawing from intervening in the Koshkonong Solar CPCN proceeding as requested and omits mention of the Village's support for Koshkonong Solar.

We have come together and made concessions to present a viable solution to the Village's expressed desires for growth. We have worked cooperatively and in good-faith to develop this organic solution. This is an opportunity to pave the way for the type of growth the Village has expressed interest in, and avoid the costs and risks associated with its intervention in the solar project proceeding. If the Village's stated desire for growth is real (as opposed to manufactured for the purpose of opposing the solar project), this development presents an ideal way for the Village to fill that desire and grow.

As stated during the initial meeting on July 9<sup>th</sup>, this opportunity is time-sensitive and the time is quickly running out. The Hinchleys, Mr. Schultz and Mr. Herl, and Koshkonong Solar all have time-sensitive obligations and deadlines in play. We request the Village Board take the following actions no later than September 29<sup>th</sup>, 2021 to advance this opportunity. Failure to take any of the following actions will result in the Hinchleys' withdrawal of the 114-acre property for consideration in sale and withdrawal of Mr. Schultz's and Mr. Herl's continued development of the commercial/residential project.

Village of Cambridge – Required Actions by September 29<sup>th</sup>, 2021:

- Withdraw intervention in the Koshkonong Solar CPCN proceeding. Docket # 9811-100-CE.
- Issue a new letter of support for Koshkonong Solar **and** the proposed 114-acre commercial/residential development project and include a determination to work in good-faith to establish the proper zoning, TIF district, and approval timelines necessary for the commercial/residential development to proceed.

We respectfully submit these requests and await your response.

Sincerely,

DocuSigned by:

*Duane and Tina Hinchley*

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Duane and Tina Hinchley

DocuSigned by:

*Todd Schultz*

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Todd Schultz

DocuSigned by:

*Aidan O'Connor*

AC9EA2F2047E47E...

Koshkonong Solar Energy Center LLC

DocuSigned by:

*Mike Herl*

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Mike Herl