

**Village of Cambridge  
Economic Development Committee  
Amundson Community Center  
200 Spring St. Cambridge, WI 53523  
Monday December 12, 2022, 5:30 p.m.**

**Agenda**

1. Call to Order/Roll Call
2. Proof of Posting
3. Public Appearances/Citizen Input
4. Approval of Minutes from November 14, 2022
5. Old Business: Discussion and Possible Action Regarding:
  - a. Review implementation plan.
  - b. Review survey. Link to survey- [surveymonkey.com/r/LakeMillsComp](https://surveymonkey.com/r/LakeMillsComp)
  - c. Vote for Chairperson.
  - d. Gather and make decisions for 2023 goals for the economic meeting.
  - e. Possibly review the Lake Mills By-Laws for their downtown area.
  - f. Review Commissioner Sipple's email regarding two approachable ideas from each member for a grand total of ten to work to accomplish.
  - g. Update on Welcome to Cambridge Signs and Easement
6. Setting of next meeting date
7. Questions, Referrals to Staff or Future Agenda Items
8. Adjournment

**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

**Village of Cambridge  
Economic Development Committee  
Amundson Community Center  
200 Spring St. Cambridge, WI 53523  
Monday November 14, 2022, 5:30 p.m.**

**Minutes**

- 1. Call to Order/Roll Call** Chairperson Hollenbeck called the meeting to order at 5:30 p.m. Members present: Paula Hollenbeck, Kayla Sipple, Kevin Mehringer, Christiane Laing, Chris Krueger. Others present: Chrissie Brynwood Deputy Administrator; Mark McNally, President.
- 2. Proof of Posting-** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank, Badger Bank and the Village Website.
- 3. Public Appearances/Citizen Input-**None
- 4. Approval of Minutes from October 17, 2022**

*Commissioner Mehringer made a motion to approve the minutes as approved, seconded by Commissioner Sipple. Motion carried.*

**5. Old Business: Discussion and Possible Action Regarding:**

- a. **Review Economic Development Committee Chapter 2.80 Ordinance & Plan Commission Chapter 2.27.030** Ordinance Commissioner Sipple stated that in this ordinance it may not align with the current committee members that are on this committee. She feels that there may be a lack of experience. Commissioner Sipple questioned if other members want to be on this committee. Chairperson Hollenbeck mentioned that they can still make changes to the ordinance and make it fit for the committee. She also mentioned that they can check on the other members to make sure they are still wanting to serve on the committee. Chairperson Hollenbeck would like on the next agenda, the election of a chairperson. Commissioner Sipple sent an email to the rest of the committee requesting each member to create a few action items, for example create a grant program for Main Street spruce up to make a strong, healthy downtown.
- b. **Discussion on Jefferson Counties Economic Development 101 meeting** Commissioner Mehringer mentioned that he felt the meeting was high level. Not one particular single topic was discussed. Chairperson Hollenbeck stated she came back with things to think about what Cambridge's is differentiator? Economic Development is quality of life, stable business visitations. They also discussed who it the Village's largest employer? Commissioner Mehringer stated his thought was that of the school district. Commissioner Sipple is interested in a community survey though she may have asked for this in the past from Lake Mills. She feels that the way questions in the survey are worded could make a difference to the responses from residents.
- c. **Update on Smart Growth Plan-Informational see memo** Commissioner Sipple is very pleased that they will have some input on this going forward.

- d. **AARP Small Dollar Grant update** Chairperson Hollenbeck said she hadn't heard of they were approved for it and assumes that if she hasn't heard by now, they probably did not get it.
  
- e. **Update on Welcome to Cambridge Signs** Commissioner Sipple said she spoke with Busch's signs on November 7<sup>th</sup> and the owner said he would have the signs completed by the end of November. It has been very difficult to get answers from them. Commissioner Sipple wanted to have the attorney draft a letter to Busch signs to tell them we want this completed. Treasurer Brynwood to follow up with Attorney to obtain the easement by golf course and work with Kwik Trip on an easement on the South side of Highway 12/18
  
- f. **Review of Kayla Sipples email regarding broader discussion topics** Commissioner Hollenbeck mentioned that this topic can now be removed from the agenda going forward.

6. **Setting of next meeting date-** December 12<sup>th</sup> 5:30 p.m.

7. **Questions, Referrals to Staff or Future Agenda Items** Review implementation plan. Review survey. Vote for Chairperson. Gather and make decisions for 2023 goals for the economic meeting. Possibly review the Lake Mills By-Laws for their downtown area. Review Commissioner Sipple's email regarding two approachable ideas from each member for a grand total of ten to work to accomplish.

## 8. Adjournment

*Commissioner Laing made a motion to adjourn the meeting, seconded by Commissioner Sipple. Chairperson Hollenbeck adjourned the meeting at 6:22 p.m. motion carried.*

## EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between and the Village of Cambridge, a Wisconsin municipal corporation (the "Village") and the Lake Ripley Country Club, a Wisconsin corporation ("Country Club" or "Grantor").

### RECITALS:

A. The Country Club is the owner of certain real property located in the Village of Cambridge, Wisconsin as described on the attached Exhibit A (the "Property").

B. The Village and Country Club now wish to enter into this Agreement to establish an easement upon the Property for the placement of a welcome sign for the Village to be maintained by the Village for the benefit of the Village, as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Country Club agree as follows:

1. Grant of Easement. Country Club hereby grants and establishes, for the benefit of the Village, a permanent easement over and across that portion of the Property described on the attached Exhibit B (the "Easement Area") for the purpose of installing, constructing, maintaining, lighting, and replacing a welcome sign for the Village (the "Sign"), which shall be substantially similar to the sign described on Exhibit C attached hereto (or such other Sign as may be mutually agreeable to Village and Country Club). The foregoing easement shall include the non-exclusive right of access to the Easement Area over the remainder of the Property for installing, maintaining, lighting and replacing the Sign and electrical service to the Sign and for electrical lines to permit lighting of the Sign.
2. Maintenance of Sign. The Sign erected upon the Easement Area shall be maintained, repaired and replaced in good condition by the Village. The Village will not change or modify the Sign without the Consent of the Country Club, which consent will not be unreasonably withheld.
3. Continued Use of Property. Country Club and each subsequent owner of the Property shall retain the right to use the Property in any way that does not materially interfere with the easement rights granted hereunder; provided, however, that in no event shall any buildings or other structures be erected in the Easement area.

Jane Landretti  
Stafford Rosenbaum LLP  
222 W. Washington Ave., Suite 900  
Madison, WI 53701

**P.I.N.** (Parcel Identification Number)

4. Severability. If any term or provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any other terms or provisions of this Agreement, and the same shall continue to be effective to the fullest extent permitted by law.
5. Term. The easements, covenants, and all other rights and obligations established hereby shall be perpetual; provided, however, that the Village may, upon written notice to the Country Club, remove the Sign from the Easement Area. In such event the Village shall restore the Easement Area to the condition that it was in prior to the installation of the Sign, and upon the removal of the Sign from the Easement Area this Agreement s shall terminate.
6. Binding Effect. The covenants contained in this Agreement and the easement established hereunder shall bind and inure to the benefit of the Village and its successors and assigns, and shall constitute covenants that run with the and shall be amended, modified, or terminated, if at all, only by the written agreement of the Country club and the Village.
7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**GRANTOR:**

Lake Ripley Country Club,  
A Wisconsin corporation

By: \_\_\_\_\_  
Name:  
Title:

STATE OF WISCONSIN    )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2022, the above-named \_\_\_\_\_, to me known to be the \_\_\_\_\_ of the Lake Ripley Country Club, and the person who executed the foregoing instrument on behalf of the Lake Ripley Country Club, by his or her authority and acknowledged the same.

\_\_\_\_\_  
\*  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

[Signatures Continue on Following Pages]



**EXHIBIT A**

**COUNTRY CLUB PARCEL LEGAL DESCRIPTION**

[Insert Parcel A description]

Street Address:

Tax Parcel No.: \_\_\_\_\_

[Signature Page to Easement Agreement]



**EXHIBIT B**

**DESCRIPTION OF THE EASEMENT AREA**

[Legal Description—TO COME FROM GRANTOR]

Street Address:

Tax Parcel No.:

**EXHIBIT C**

**SIGN PLANS**