

**Village of Cambridge Board of Trustees
Amundson Community Center
200 Spring Street, Cambridge
Tuesday, June 28, 2022
6:30 p.m.**

Village Board Agenda

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Proof of Posting**
- 4. Invited Guest:** EMS Chief Paul Blount

- 5. Public Comment**

- 6. Approval of Consent Agenda:**
 - a. Village Board Minutes: June 14, 2022
 - b. Economic Development Committee: June 20, 2022
 - c. Licensing Committee: June 21, 2022
 - d. Water and Sewer Committee: June 21, 2022
 - e. Board of Review: June 22, 2022

- 7. Reports:**
 - a. Presidents Report
 - b. Director Dept of Public Works-Tod Lord
 - c. Village Office Updates: Administrator/Clerk Moen

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

- 9. New Business:**
 - a. Discussion and Possible Action Regarding Village of Cambridge Resolution No. 2022-03 Relating to Granting Alcohol and Tobacco Retail Licenses

- 10. Unfinished Business:**
 - a. Consideration and Possible Action on a "Resolution Creating Tax Incremental District No. 6, Approving its Project Plan and Establishing its Boundaries": Village of Cambridge Resolution 2022- 06
 - b. Fire Commission Update

- 11. Correspondence:**

- 12. Upcoming Meetings:** July 11, Plan Commission; July 12, Joint Review Board; July 12, Village Board; 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 ?;

- 13. Questions, Referrals to Staff or Future Agenda Items:**
 - a. Quotes for Blue Jay Way
 - b. Liquor License Ordinance

- 14. 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, June 14, 2022
6:30 p.m.**

Village Board Minutes

1. **Call to Order/Roll Call** President McNally called the meeting to order at 6:31 p.m. Members present: Trustees Franklin, Wittwer, Hollenbeck, Schaefer Weiss, Breunig, Kumbier and President McNally. Others present: Lisa Moen, Administrator/Clerk; Chrissie Brynwood, Treasurer; Mike Reiber & Nick Maas, Dancing Goat; Tim Phelps, Brenda Newman, Patty Strobusch, Jason Forest, Shawn Cunningham. Brian Toczyski; Ruckert Mielke
2. **Pledge of Allegiance**
3. **Proof of Posting** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Badger Bank, Hometown Bank, Cambridge Post Office.
4. **Public Comment**
 - 1) **Brenda Newman and Tim Phelps** 716 Kenseth. Brenda asked the board for the name of the Structural Engineer. Their attorney needs this information. Mr. Phelps mentioned that the DPW did a fabulous job cleaning up. Ms. Newman requested for another garbage can to be placed near their home. She also questioned when the park will be built? She also stated that the reason she wanted to know about the park was so there could be speed limit signs placed to help slow traffic in the area.
5. **Approval of Consent Agenda:**
 - a. Village Board Minutes: May 24 and June 7, 2022
 - b. Audit and Finance Committee Minutes: May 31, 2022

*Trustee Hollenbeck made a motion to approve the consent agenda, seconded by Trustee Schaffer Weiss.
Motion Carried.7-0*

6. **Reports:**
 - a. **Presidents Report-** President McNally stated that the Memorial Day Parade went well. There were about 4-5,000 people in attendance. He also stated the concerts in the square also was well attended with approximately 700 people.
 - b. **Library Board:** June 8, 2022- Trustee Schaffer Weiss stated the Library Board discussed the Library Director's job description. She also mentioned that there was a Certificate of Deposit that expired, and funds were moved to the library's checking account. She stated that they were already starting to review their budget.
 - c. **Joint Review Board:** June 13, 2022, Trustee Breunig is the chair. The organizational meeting was held earlier this afternoon. They discussed the upcoming TIF plan Their will be a final approval in July. Set the date for the annual meeting in October.
 - d. **Plan Commission Meeting:** June 13, 2022- Trustee Wittwer discussed that the Scott Farms topic is on the agenda. He stated they held a public hearing and reviewed TID 6. There was no public comment.

- e. Joint Law Enforcement Committee: June 14, 2022, Administrator Moen stated that they discussed new police vehicles. One vehicle is expected to be ready in two months. An order will also be placed for scheduled replacement of the second in 2023. There is an uptick in juvenile issues. They are focusing on presence to help prevent issues.
- f. Director Dept of Public Works-Tod Lord- Thanked the Village Board for touring the facilities last meeting. Stated that they are 75% completed with the storm clean up. Also mentioned that the DNR would give free fish. The last time it was stocked was in 2011. Trustee Wittwer questioned who was going to be chipping all the debris on the path of the fishponds. He also stated that there was a complaint about the weeds in Westside Park but has since been cleaned up. He also reported that the one piece of the playground equipment is broken and is now obsolete. Trustee Breunig questioned an update on the replacement of the flagpole. Director Lord stated they did get a quote of \$22,000 for an 80-foot pole that would come with a free 20 X 30" flag. He also stated he will follow up with insurance.
- g. Village Office Updates: Administrator/Clerk Moen stated that the office has been busy. Been working with Police, Attorney and Dane County on the of ATV/UTV ordinance. Also working on liquor licenses. Election preparation for August election. State is requiring that letters be sent to all residents that requested absentee ballots and did not vote. Also working with the Engineer and Ehlers for Well #3. TID #6 preparation. Finalized auditors report. Treasurer Brynwood has prepared and submitted ARPA reporting.

7. Bills

- a. Payroll Memo/Report-Treasurer Brynwood mentioned that the first round of bills was \$96,302.98 and the second round was \$229.01 for a grand total of \$96,531.99. Treasurer Brynwood also mentioned that in the past few audits we have been advised to have the Village Board review payroll. Enclosed in the packet is a listing of the past two payroll periods. Due to banking guidelines employees are all paid by direct deposit, so there will be no checks to sign. She gave a few things to keep in mind that there are only three employees that are paid salary. In the DPW there is always one person on call which can result in overtime.

Trustee Hollenbeck made a motion to approve the bills, seconded by Trustee Schaffer Weiss. Motion Carried 7-0 on a roll call vote.

8. New Business:

- a. Discussion and Possible Action Regarding Town of Oakland: Right of Way, Tree Proposal Oakland made an offer to pay half up to \$175.00 and the village arrange for removal. Discussion lengthy on how to proceed with downed tree in the right of way.

President McNally made a motion to accept their proposal, seconded by Trustee Schaeffer Weiss after more discussion, President McNally, with approval from Trustee Schaeffer Weiss to rescind this motion.

Trustee Franklin made a motion to pay half of the quote from Tree Works and work together to clean it up. Seconded by Trustee Schaeffer Weiss. Roll call vote 4-3 motion failed.

Trustee Hollenbeck made a motion, in the spirit of being neighborly, to pay half up to \$1,000 for removal of the tree, however Oakland would coordinate, seconded by Trustee Breunig. Motion passed on a roll call vote.7-0

- b. Scott Farms- Brian Toczyski from Ruckert Mielke discussed that there are no issues with the wetlands, has run models for stormwater due to concerns of the condominium complex problems. There will be 19 homes located in this development. There will be a developer's agreement.

Awaiting final sign off from the County and the engineer. Trustee Hollenbeck questioned if there will be any green space? Administrator stated they will charge park impact fees instead. They are working on cleaning up covenants and they will not have a homeowner's association. Also mentioned the name of the street will be changed from Chickadee to Johnson St. Homes will range in price from 400K-800K.

Trustee Hollenbeck stated that 400K is not affordable housing. Jason Forest with Kasen LLC stated that within the next 2-3 years the tax base will be raised by 10 million.

1) Discussion and Possible Action Regarding Preliminary Plat

Trustee Wittwer made a motion to approve the Preliminary Plat, seconded by Trustee Franklin. Motion Carried. 7-0

2) Discussion and Possible Action Regarding Final Plat

Trustee Wittwer made a motion to approve the Final Plat, seconded by Trustee Franklin. Motion Carried. 7-0.

3) Discussion and Possible Action Regarding Engineering Plans

Trustee Wittwer made a motion to approve the engineering plan with a contingency to have contractors stick to the master site grading plan, seconded by Trustee Schaeffer Weiss. Motion Carried. 7-0

- c. Discussion and Possible Action Regarding Resolution 2022-04, to Establish Licenses, Miscellaneous Permits and Administrative Services Fee Schedule Administrator Moen stated the only fee that changed was the addition of \$100.00 to raise a banner and \$100.00 to lower. Discussed that this is advertising should be paid for by banner owner.

Trustee Kumbier made a motion to approve the Resolution 2022-04, to Establish Licenses, Miscellaneous Permits and Administrative Service Fee Schedule, seconded by Trustee Breunig. Motion Carried. 7-0

- d. Discussion and Possible Action Regarding Resolution 2022-05, Relating to the 2021 Compliance Maintenance Annual Report (CMAR)

Trustee Hollenbeck made a motion to approve the Resolution 2022-05, Relating to the 2021 Compliance Maintenance Annual Report (CMAR), seconded by Trustee Kumbier. Motion Carried. 7-0.

- e. Discussion and Possible Action Regarding Village Board Meetings/Elections August 9 and November 8, 2022- Board will address as the dates get closer. No action taken.

- f. Discussion and Possible Action Regarding Public Works Laborer Position-

Trustee Hollenbeck made a motion to continue to post the advertisement for the Public Works Laborer position, but in the meantime Administrator Moen and Director Lord pursue part time temporary help not to exceed currently posted wage, seconded by Trustee Schaeffer Weiss. Motion Carried. 7-0

9. Unfinished Business:

- a. Fire Commission Update-EMT June 23 is staff appreciation at the Dancing Goat Distillery. June 30th

meeting in Christianna. Add to posting on our website.

10. Correspondence:

- a. CAP Bicycle Ride – July 30, 2022

11. Upcoming Meetings: June 20, Economic Development; June 21, Licensing Committee; June 21, Water and Sewer Committee; June 22, Board of Review; June 28, Village Board

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

- a. Proposed TID #6
- b. Invited Guest, EMS Chief Paul Blount/Terry Johnson
- c. Smart Growth

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: Sale of Village Property – Bike Trail

Trustee Hollenbeck made a motion to 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: Sale of Village Property – Bike Trail, seconded by Trustee Wittwer. Motion Carried. 7-0

14. Reconvene into Open Session

Trustee Hollenbeck made a motion to Convene back into open Session, seconded by Trustee Wittwer. Motion Carried. 7-0

15. Action taken in Closed Session - None taken

16. Adjournment

Trustee Hollenbeck made a motion to adjourn, seconded by Trustee Schaeffer Weiss. President McNally adjourned the meeting at 9:47 p.m.

Chrissie Brynwood, Treasurer/DeputyAdministrator/DeputyClerk

Note

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**Village of Cambridge
Economic Development Committee
Amundson Community Center-Community Room
200 Spring St. Cambridge, WI 53523
Monday June 20, 2022 6:00 p.m.**

Minutes

1. Call to Order/Roll Call Chairperson Hollenbeck, Chris Krueger, Christianne Laing, Kevin Mehringer & Kayla Sipple present.
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.
3. Public Appearances/Citizen Input-None
4. Approval of Minutes from January 26, 2022-Treasurer Brynwood did not include them in the packet, she will include them in the next meetings packet.
5. Old Business: Discussion and Possible Action Regarding:
 - a. Welcome to Cambridge Signs-Treasurer Brynwood told the committee that she, as well as Administrator Moen have left messages and have not heard back from Busch Signs. Ms. Sipple said she would take on the task of getting in touch with them. McNally suggests contacting company to get deposit back and go to a different sign company.
 - b. Review of Kayla Sipples email regarding broader discussion topics – committee discussed several different key points from the email. Commissioner Hollenbeck questioned what some key points from Kayla's email are. Ms. Laing stated the topic of what the village could look like in 10-15 years would be something the committee could address going forward. Two business' in the outskirts of Cambridge are wanting to expand but have no areas to expand. Ongoing discussions to continue going forward.
 - c. Smart Growth-MD Roffers sample from Village of Marshall-Gave an updated Smart Growth plan from MD Roffers that village can choose what exactly they want in the plan. Committee asked for Treasurer Brynwood to provide them with the current Smart Growth plan.
6. Setting of next meeting date-July 18th 5:30

7. Questions, Referrals to Staff or Future Agenda Items
Would like a sign placed on the end of the Cam Rock bike path directing people to use restrooms at Westside Park.

8. Adjournment Commissioner Laing made a motion to adjourn, seconded by Commissioner Sipple, Chairperson Hollenbeck adjourned the meeting at 7:24 p.m.

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

NOTICE of PUBLIC MEETING of the VILLAGE of CAMBRIDGE LICENSING COMMITTEE

Tuesday, June 21, 2022

5:45 p.m.

Amundson Community Center, 200 Spring St
Senior Room

MINUTES

1. **Call to order:** Trustee Breunig called the meeting to order at 5:45 p.m. Members present: Trustees Hollenbeck, McNally and Bruenig. Others present: Lisa Moen, Administrator/Clerk, Brenda Newman and Tim Phelps.
2. **Approval of Minutes from March 8, 2022:** Trustee Hollenbeck made a motion to approve the minutes as presented, seconded by President McNally. Motion carried.
3. **Review and Recommendations to Village Board regarding the following license applications for 2022-2023**

A. Class A Beer & Liquor

- 1) Liberty Square Gas Station Inc d/b/a Refuel Pantry-Cambridge
- 2) The Cambridge Cooler, LLC d/b/a The Cambridge Cooler
- 3) Day's Family Foods Inc d/b/a Cambridge Piggly Wiggly
- 4) Kwik Trip, Inc d/b/a Kwik Trip 1507
- 5) Dolgen Corp, LLC d/b/a Dollar General #10132
- 6) Cambridge Market, LLC d/b/a Cambridge Market & Gift

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class A Beer and Liquor Licenses, seconded by Trustee Breunig. Motion carried.

B. Class B Beer and Class C Wine

- 1) Cambridge Market, LLC d/b/a Cambridge Market
- 2) Eating Out Enterprises, LLC d/b/a Millie's Coffee & Eatery

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class B Beer and Class C Wine Licenses, seconded by Trustee Breunig.

Moen provided a brief explanation on the two separate licenses for Cambridge Market. As they are doing business as two separate entities, and have separate entrances they are able to hold two different types of licenses.

Motion carried.

C. Class B Beer and Liquor

- 1) Keystone Grill, LTD d/b/a Keystone Grill
- 2) Plow, LLC d/b/a PTOW

3) Cambridge Winery LLC d/b/a Cambridge Winery

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class B Beer and Liquor Licenses, seconded by Trustee Breunig.

There was an email that was provided to the committee with concerns regarding the hours of certain establishments. The current ordinance was explained as well as state statutes regarding renewing of liquor licenses.

Motion carried.

D. Class B Beer License:

1) Madtown Vapor LLC, d/b/a Madtown Vapor

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class B Beer, seconded by Trustee Breunig. Motion carried.

E. Class A Beer

1) Shirley Holzhueter, d/b/a Elegance and Design Studio

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class A Beer Licenses, seconded by President McNally. Motion carried.

F. Class A Liquor

1) BKJ Inspirations LLC, d/b/a Rowe Pottery

2) Lilybird, Inc. d/b/a Avid Gardener

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Class A Liquor Licenses, seconded by President McNally. Motion carried.

4. Review and Recommendations to Village Board Regarding Alcohol Operator's License Applications for the 2022-23 Licensing Year

A. **Liberty Square:** Gary Pfeifer, Barbara Gjertson

B. **Cambridge Cooler:** Jeffrey Gilbert**, Erin VanHorn**, Lachen Michalski**, David Michalski**, Margaret Gordon**

C. **Piggly Wiggly:** Nicole Perry**, Nathan Perry**, Timothy Roberts**

D. **Keystone Grill:** , Martilyn Castle, Samantha Loyd

E. **Cambridge Market:** Johnathan Williams*, Sara Williams*

F. **Avid Gardener:** Mia Knops, Joriann Clary*, Taia Petters

G. **Cambridge Winery:** Abby Dibbs * **

H. **MilliesCoffee & Eatery:** Kayla Cole-Wells * **, Aliya Thom* **

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Operator's Licenses, seconded by Trustee Breunig. Motion carried.

5. Review and Recommendations to Village Board Regarding Tobacco Retail License Applications for the 2022-23 Licensing Year

- A. The Cambridge Cooler, LLC d/b/a The Cambridge Cooler
- B. Day's Family Foods Inc d/b/a Cambridge Piggly Wiggly
- C. Kwik Trip, Inc d/b/a Kwik Trip 1507
- D. Dolgencorp LLC, d/b/a Dollar General
- E. Madtown Vapor LLC, d/b/a Madtown Vapor
- F. Liberty Square Gas Station Inc d/b/a Refuel Pantry-Cambridge

Trustee Hollenbeck made a motion to recommend to the Village Board approval of the Tobacco Retail Licenses, seconded by President McNally. Motion carried.

6. Any Other Business, Updates, Concerns Regarding Licensing Activities

- a. Direct staff to look at revising our ordinances to require consistent hours of business for those holding a Class B Beer and Liquor License. Ex. Must be open at least 4 hours per day, 3 days per week. Try to have this ready for the July 12 board meeting for initial review, with final review and possible action July 26.

7. **Adjournment:** *Trustee McNally made a motion to adjourn, seconded by Trustee Hollenbeck. Trustee Breunig adjourned the meeting at 6:21 p.m.*

Lisa Moen, Administrator/Clerk

New operators are denoted by a *

Two year operators licenses are denoted by a **

**CAMBRIDGE WATER, SEWER AND STORMWATER COMMITTEE
AMUNDSON COMMUNITY CENTER
200 SPRING STREET – COMMUNITY ROOM
MINUTES
6:30 PM
JUNE 21, 2022**

The meeting started at Well #2 for a brief tour at 6:30pm. We then reconvened at Amundson Community Center

1. **Call to Order/Roll Call:** Breunig called the meeting to order at 6:55pm. Members present: Steve Struss, Ted Kumbier, and Kris Breunig. Members absent: Larry Gunseor. Others present: Dan Greve from MSA, Brian Romer, and Lisa Trebatoski from Ehlers. Brenda Newman, Tim Phelps, Dale Schroedl. Village Staff: Lisa Moen, Tod Lord, 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 05-17-2022

Struss made a motion to accept the consent agenda as presented. Kumbier 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 \$170,223.43 Kumbier seconded the motion. Motion carried on a 3-0 roll call vote.

Struss asked why the Otis Elevator bill was in with the W&S bill run. It was with these checks because it needed to be paid before the next Board Meeting.

5. Reports

- a. Utility Clerk: Busy installing several deduct meters & move in/move outs into the Workhorse system. As well as daily, weekly, and monthly tasks.
- b. Staff Report: Schroedl told the Committee that there was a water main break today. And the unidirectional flushing is currently being done. Schroedl also said they DPW could really use a new streetsweeper.
Director Lord told the committee that DPW bought a 2017 Dodge Ram truck with a utility box for under \$40,000. The truck has been inspected.
Lord shared concerns over previous meetings when things got out of hand. His thought was possible Police presence at our meetings.

6. Old Business:

a. Discussion and Possible Action on Well #3 update

1. MSA: Dan Greve from MSA gave the Committee preliminary plans for the Well #3 project. Greve said they plan to submit everything for the project in the next two weeks. There was discussion of the water compacity with the new well. Greve said it is for 600 gallons per minute. This is to leave room for growth. Greve went over the retention tanks, driveway, the generator, and connection into the building. Greve said the PSC and DNR are always watching out for our residents best interest.

Breunig asked about the corrosion control at the Well #3 project and Greve said that the brine will be piped in from outside.

Greve told the Committee that the cost for the Well #3 project is Now 5.3million.

2. Ehlers: Brian Roemer from Ehlers gave the Committee options on how to move forward with the rate case and Treatment Financing for Well #3. Roemer explained that the Safe Drinking Water Fund Loan would be the least expensive option for the Village. Using a simplified rate increase. A simplified rate increase can be done yearly, but only if approved by the PSC. Brian went through options and analysis on affordability to residents.

Struss made a motion to go ahead with a simplified rate increase at 4.5% done by Ehlers. Kumbier seconded the motion. Motion carried on a 3-0 roll call vote.

- b. Discussion and Possible Action on Grease Traps:** Utility Clerk Redford read a short memo to the Committee. I explained that after speaking to Safebuilt I learned that the cost for them to provide this service would be \$81 an hour. They thought two could be inspected per hour. Struss said that COWC staff reviews their own grease traps. Administrator Moen said we need documentation. After discussion it was decided to be done internally by staff.

Struss made a motion to have staff get a list of all the grease traps in the Village. At that time a letter will be sent out requesting cleaning documentation be sent to the Village office. Breunig seconded the motion. Motion carried on 3-0 vote.

- c. Discussion and Possible Action on Sensus Meter Reading Equipment:** Move to Table no action taken.

- d. Update and Possible Action on Well #2 Improvements Roof & Gutters:** After discussion the Committee asked staff to get two more bids. Kumbier suggested they use 5-inch gutters. Struss suggested a bid from Sunset Ridge.

- e. Update on Unidirectional Flushing:** Schroedl told the Committee that while they were doing the unidirectional flushing there was a water main break. Fox will be here to repair the break on 6-22-22. Flushing will continue after the break is fixed.

- f. Discussion and Possible Action on Televising & Issues Discovered:** Schroedl brought pictures for the Committee to review. They found some issues while doing the televising. They found a crushed plastic pipe, a rag problem that they addressed with the homeowner. They completed 20% of the Village televising.

- g. Discussion and Possible Action on Maintenance Checklist: The completed checklist was in the W&S packet. The Committee discussed that 66 water tests a week is excessive when the DNR only requires 14 a week. Administrator Moen said it is important that we are consistent with the testing and including it in the packet each month. There was discussion that some of the tests are very expensive. For now, we will continue doing all the tests that are currently being done. Schroedl said he would like to talk to MSA about what a realistic testing amount should be.
- h. Discussion of 2021 CMAR: The Village Board has approved the CMAR. Treasurer Brynwood said that after a few small changes are made Schroedl will submit the CMAR report by June 30, 2022.
- i. COWC Update – Ted Kumbier & Steve Struss: Struss said the last COWC meeting was in May. He said a 12-inch valve is being replaced at the treatment plant as well as a filter replaced.

7. New Business: NONE

8. Public Comment: NONE

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

- a. Well #3
- b. Maintenance Plan
- c. Auto-flusher
- d. Water testing

10. Adjournment:

Kumbier made a motion to adjourn the meeting. Struss seconded the motion. Breunig adjourned the meeting at 8:55pm.

*Vicki Redford
Utility Clerk*

- a) Persons needing special accommodations should call 608-423-3712 at least 24 hours prior to the meeting.
- b) More specific information about agenda items may be obtained by calling 608- 423-3712.
- c) A quorum of the Water & Sewer committee will attend this meeting for the purpose of gathering information relevant to their responsibilities as Water & Sewer committee members.
- d) Final Agendas are typically posted by 4 PM on the Friday preceding the regular meeting at the Amundson Community Center, Cambridge Post Office, Hometown Bank and Village of Cambridge Web site at www.ci.cambridge.wi.us

CAMBRIDGE BOARD OF REVIEW
PUBLIC MEETING NOTICE
AMUNDSON COMMUNITY CENTER
200 SPRING STREET

WEDNESDAY, June 22, 2022
12:00 – 2:00 P.M.

MINUTES

1. **Call Meeting to Order/Roll Call:** Chairperson Hollenbeck called the meeting to order at 12:00 pm. Members present: Trustees Franklin, McNally, Hollenbeck and Clerk Moen. Others present: Jeff DeGroot, Accurate Appraisal.
2. **Approval of Minutes from July 7, 2021 and June 24, 2022:** Trustee Franklin made a motion to approve the minutes as presented, seconded by McNally. Motion carried.
3. **Board of Review Appointments:** There are no scheduled appointments. We had a number of objections filed, but Accurate worked with them to address their concerns.
4. **Any other items:** General Discussion regarding the following:
 - This was a total reval year. On average residential went up 34.07%, Commercial 21.03% for a total of 30.44% and how the reval is completed. Based on square footage, type of structure, location, etc.
 - Discussion relating to how higher assessed values do not relate to higher taxes due to levy limits.
 - Discussion regarding Equalized Value and how that is calculated/used.
 - We had new residential construction of \$7,630,300 and \$1,138,700 for commercial.
 - Dancing Goat production facility is manufacturing.

Recorder was turned off at 12:40 pm.

Roll book was reviewed.

Recorder was turned back on at 1:59 pm. No one appeared for Board of Review.

5. **Adjournment:** Trustee Franklin made a motion to adjourn, seconded by McNally. Motion carried. Chairperson Hollenbeck adjourned the meeting at 2:00 pm.

Lisa Moen Administrator/Clerk
Village of Cambridge

Dated From: 6/28/2022 From Account:
 Thru: 6/28/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
6/28/2022 ACCURATE APPRAISAL LLC			
COMPLETION OF BOARD OF REVIEW			
100-00-51530-210-000		ASSESSOR - CONTRACT FEE	1,485.00
		COMPLETION OF BOARD OF REVIEW 3851	
			Total 1,485.00

6/28/2022 ALLIANT ENERGY/WP&L			
#370181			
100-00-51600-220-000		MUN BLDG - UTILITIES	1,275.31
		#370181 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	44.42
		#570605 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	61.17
		#938022 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	30.16
		#923952 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	30.97
		#1611869258 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	39.98
		#252381 06/14/2022	
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	151.97
		#034153 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	5.88
		#480381 06/14/2022	
100-00-53420-000-000		STREET LIGHTS	79.82
		#543106 6/14/2022	
100-00-53420-000-000		STREET LIGHTS	21.09
		#7244110000 06/14/2022	
100-00-55200-220-000		PARK UTILITIES	38.80
		#0335194619 06/14/2022	
100-00-55200-220-000		PARK UTILITIES	0.00
		#69591 VETERANS PARK 5/17/2022	
			Total 1,779.57

6/28/2022 ALLIANT ENERGY/WP&L			
#8378600000 LIBRARY			
150-00-55110-220-000		LIB - UTILITIES	1,012.30
		#8378600000 LIBRARY 6/14/2022	

HOMETOWN BANK GENERAL OPERATING

Dated From: 6/28/2022 From Account:
 Thru: 6/28/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			1,012.30

6/28/2022 BOBCAT OF JANESVILLE			
NUTS FOR THE BOBCAT			
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	138.72
		NUTS FOR THE BOBCAT	
		02-215167	
Total			138.72

6/28/2022 CHARTER COMMUNICATIONS			
8245116840002960			
500-00-53700-681-200		TELEPHONE EXPENSE	54.99
		8245116840002960	
		06/12/2022	
600-00-53700-851-400		TELEPHONE EXPENSE	54.99
		8245116840002960	
		06/12/2022	
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	55.00
		8245116840002960	
		06/12/2022	
100-00-52100-310-000		POLICE - INTERNET	55.00
		8245116840002960	
		06/12/2022	
Total			219.98

6/28/2022 CHARTER COMMUNICATIONS			
8245 11 684 0019386			
100-00-53311-220-000		PUBLIC WORKS - UTILITY & PHONE	68.99
		8245 11 684 0019386	
		06/17/2022	
500-00-53700-681-200		TELEPHONE EXPENSE	34.49
		8245 11 684 0019386	
		06/17/2022	
600-00-53700-851-400		TELEPHONE EXPENSE	34.49
		8245 11 684 0019386	
		06/17/2022	
Total			137.97

6/28/2022 DEAN HEALTH PLAN			
PREMIUM-MOEN-REDFORD30%BRYWOOD			
100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	6,638.44
		PREMIUM-MOEN-REDFORD30%BRYWOOD	
		007006282	
150-00-55110-133-000		LIB - HEALTH/DENTAL	1,131.54
		PREMIUM - BEHM	
		007006282	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	294.40
		PREMIUM - REDFORD 70%	
		007006282	

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 6/28/2022 From Account:

Thru: 6/28/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	294.40
		PREMIUM -REDFORD70% 007006282	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	2,485.47
		PREMIUM -SCHROEDL75%, LORD75%, CRUMP75% 007006282	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	414.25
		SCHROEDL25%, CRUMP25%, LORD25% 007006282	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	414.20
		SCHROEDL25%, LORD25%, CRUMP25% 007006282	
Total			11,672.70

6/28/2022 DELTA DENTAL

DENTAL PREMIUM - MOEN- BRYNWOOD

100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	290.56
		DENTAL PREMIUM - MOEN- BRYNWOOD 1793534	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	22.35
		DENTAL PREMIUM - REDFORD 1793534	
150-00-55110-133-000		LIB - HEALTH/DENTAL	88.07
		DENTAL PREMIUM - BEHM 1793534	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	22.35
		DENTAL PREMIUM - REDFORD 1793534	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	44.70
		DENTAL PREMIUM - SCHROEDL 1793534	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	99.57
		DENTAL PREMIUM - 75% CRUMP & LORD 1793534	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	33.20
		DENTAL PREMIUM - 25% CRUMP & LORD 1793534	
150-00-55110-133-000		LIB - HEALTH/DENTAL	11.74
		VISION PREMIUM - BEHM 1793534	
100-00-51420-133-000		ADMIN - HEALTH/DENTAL INS	35.70
		VISION PREMIUM - MOEN & BRYNWOOD 1793534	
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	2.94
		VISION PREMIUM - REDFORD 1793534	
600-00-53700-854-000		EMPLOYEE PENSIONS & BENEFITS	2.93
		VISION PREMIUM - REDFORD 1793534	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	5.87
		VISION PREMIUM - SCHROEDL 1793534	
100-00-53311-133-000		PUBLIC WORKS - HEALTH/DENTAL	13.20
		VISION PREMIUM - 25% CRUMP & LORD 1793534	

6/23/2022 10:42 AM

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

Page: 4
ACCT

Dated From: 6/28/2022 From Account:
Thru: 6/28/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
500-00-53700-686-000		EMPLOYEE PENSIONS AND BENEFITS	4.41
		VISION PREMIUM - 25% CRUMP & LORD 1793534	
		Total	677.59
<hr/>			
	6/28/2022	JARLSBERG, DEE	
		CLEANING FOR LIBRARY 5/30-6/10/2022	
150-00-55110-240-000		LIB BUILDING MAINT & REPAIR	125.00
		CLEANING FOR LIBRARY 5/30-6/10/2022	
		Total	125.00
<hr/>			
	6/28/2022	MID-STATE EQUIPMENT	
		MOWER BLADES	
100-00-53311-350-000		PUBLIC WORKS - EQUIP/VEHIC REP	86.97
		MOWER BLADES I21108	
		Total	86.97
<hr/>			
	6/28/2022	MOEN, LISA	
		MILEAGE - LWMMI MGMT SKILLS	
100-00-51420-390-000		ADMIN - SUPPLY & EXPENSES	61.43
		MILEAGE - LWMMI MGMT SKILLS 6/17/2022	
		Total	61.43
<hr/>			
	6/28/2022	OTIS ELEVATOR COMPANY	
		MTC SERVICE 7/1/22 TO 9/30/22	
100-00-51600-240-000		MUN BLDG - MAINT & REPAIR	290.73
		MTC SERVICE 7/1/22 TO 9/30/22 100400806925	
		Total	290.73
<hr/>			
	6/28/2022	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	
		LEASE 4/16/22 - 7/15/22	
100-00-52100-390-000		POLICE - PHONES & SUPPLIES	2.50
		LEASE 4/16/22 - 7/15/22 3315859438	
100-00-51420-311-000		ADMIN - POSTAGE	65.00
		LEASE 4/16/22 - 7/15/22 3315859438	
150-00-55110-311-000		LIB - POSTAGE	2.50
		LEASE 4/16/22 - 7/15/22 3315859438	
100-00-51200-390-000		COURT - SUPPLY & EXPENSE	2.53
		LEASE 4/16/22 - 7/15/22 3315859438	
500-00-53700-640-000		SUPPLIES AND EXPENSES	35.00
		LEASE 4/16/22 - 7/15/22 3315859438	

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

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ACCT

Dated From: 6/28/2022 From Account:
Thru: 6/28/2022 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
600-00-53700-827-000		OPERATING SUPPLIES & EXPENSES	35.00
	LEASE 4/16/22 - 7/15/22	3315859438	
		Total	142.53
<hr/>			
	6/28/2022	TREEWERX LLC	
		CHANGE OUT 2 BANNERS OVER MAIN STREET	
100-00-53311-371-000		PUBLIC WORKS - STREET SIGNS	125.00
		CHANGE OUT 2 BANNERS OVER MAIN STREET 2633	
		Total	125.00
<hr/>			
		Grand Total	17,955.49

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In Progress Checks - Full Report - ALL

Page: 6

ALL Checks by Payee

ACCT

HOMETOWN BANK GENERAL OPERATING

Dated From: 6/28/2022 From Account:

Thru: 6/28/2022 Thru Account:

Amount

Total Expenditure from Fund # 100 - VILLAGE GENERAL FUND	13,829.95
Total Expenditure from Fund # 150 - LIBRARY FUND	2,371.15
Total Expenditure from Fund # 500 - WATER UTILITY	896.03
Total Expenditure from Fund # 600 - SEWER UTILITY	858.36
Total Expenditure from all Funds	17,955.49

VILLAGE OF CAMBRIDGE RESOLUTION No. 2022-03

A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF CAMBRIDGE, WISCONSIN GRANTING ALCOHOL and TOBACCO RETAIL LICENSES

The Board of Trustees of the Village of Cambridge does hereby grant the following establishments a liquor license for the licensing year of July 1, 2022– June 30, 2023, issuance contingent upon payment and compliance with all applicable Village Ordinances and Wisconsin Statutes.

<u>Approved</u>	<u>LICENSE TYPE / BUS.</u>	<u>LOCATION</u>	<u>AGENT/ APPLICANT</u>	<u>PREMISES</u>
<u>Class A Beer & Liquor:</u>				
Liberty Square Gas Station Inc. d/b/a Refuel Pantry - Cambridge		281 W. Main St.	Lakhbir Singh	Convenience store building
The Cambridge Cooler, LLC d/b/a The Cambridge Cooler		109 – 111 Jefferson Street	Tara Michalski	Sales floor, walk in cooler, office, back storage room, open area between 109 & 111, outside patio area, designated stalls for curbside pickup.
Day's Family Foods Inc, d/b/a Cambridge Piggly Wiggly		100 Jefferson St.	Michael Day	Sales Floors, back room and offices
Kwik Trip, Inc d/b/a Kwik Trip 1507		424 W. Main Street	Lesley Harrington	stand alone building
Dolgen Corp, LLC d/b/a Dollar General Store #10132		213 Jefferson St.	Imran Khan	Stand alone store building
Cambridge Market LLC d/b/a Cambridge Market & Gift		217 W Main St, Suite 2	Catherine Yerges	Retail Store Front
<u>Class B Beer and Class C Wine</u>				
Cambridge Market, LLC d/b/a Cambridge Market Cafe		217 W. Main Street	Catherine Yerges	217 W. Main St. Suite A, including front patio, back porch and patio and alley way
Eating Out Enterprises LLC d/b/a Millie's Coffee & Eatery		214 W. Main St	Courtney Sargent	Storefront, storage room, Atrium, front and back patios
<u>Class B Beer & Liquor:</u>				
Keystone Grill LTD d/b/a Keystone Grill		206 W. Main St	Kenneth Kemler	Bar, liquor room, dining rooms, patios, office
Plow LLC d/b/a Plow		157 W. Main St	Charles Fiesel	Office, cellar, coolers, bar, front and rear patio, dining room, upper level
Cambridge Winery, LLC d/b/a		700 Kenseth Way	Frank Peregrine	Entire building, including

Cambridge Winery 120' x 30' outdoor patio

CLASS A BEER

Shirley Holzhueter, d/b/a Elegance and Design Studio 114 S. Pleasant St. Shirley Holzhueter Studio floor, basement, front and back porch, back room

CLASS B BEER

Madtown Vapor LLC d/b/a Madtown Vapor 111 Jefferson Street, Suites E Kathleen Harless Bar, cooler, behind bar

CLASS A LIQUOR

Lilybird, Inc d/b/a Avid Gardener 136 W Main St Christianne Laing Retail store main floor, filing cabinet, basement storage

BKJ Inspirations LLC d/b/a/ 110 E Main St Beverly Semmann retail store, inventory storage, accounting office, file storage, lower level

The Board of Trustees of the Village of Cambridge does hereby grant the following establishments a tobacco license for the licensing year of July 1, 2022– June 30, 2023, issuance contingent upon payment and compliance with all applicable Village Ordinances

TOBACCO LICENSE APPLICATIONS – OVER THE COUNTER

<u>Business</u>	<u>LOCATION</u>	<u>Agent/ Applicant</u>
Cambridge Gas and Motel Inc. d/b/a Cambridge Gas and Motel	281 W. Main St.	Parminder Sekhon
Day's Family Foods Inc. d/b/a Cambridge Piggly Wiggly	100 Jefferson St.	Michael Day
Kwik Trip, Inc. d/b/a Kwik Trip 1507	424 W. Main Street	Lesley Harrington
Dolgen Corp, LLC d/b/a The Dollar General	213 Jefferson Street	Imran Kahn
The Cambridge Cooler LLC, d/b/a The Cambridge Cooler	109 - 111 Jefferson Street	Tara Michalski
Madtown Vapor LLC d/b/a Madtown Vapor	111 Jefferson St Suite E	Kathleen Harless

VILLAGE OF CAMBRIDGE RESOLUTION NO. 2022-06

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 6,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
VILLAGE OF CAMBRIDGE, WISCONSIN**

WHEREAS, the Village of Cambridge (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 6 (the "District") is proposed to be created by the Village as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dane County, the Cambridge School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 13, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Cambridge that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 6, Village of Cambridge", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2022.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - (e) That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
 - (f) The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 6, Village of Cambridge" (see Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2022.

Mark McNally, Village President

Lisa Moen, Village Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 6
VILLAGE OF CAMBRIDGE**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 28, 2022

PROJECT PLAN

Village of Cambridge, Wisconsin

Tax Incremental District No. 6



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 13, 2022
Public Hearing Held:	June 13, 2022
Approval by Plan Commission:	June 13, 2022
Adoption by Village Board:	Scheduled for June 28, 2022
Approval by the Joint Review Board:	Scheduled for July 12, 2022

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 6 (“District”) is a proposed Mixed-Use District comprising approximately 26.5 acres located on the west side of the intersection of State Highway 18 and State Highway 134. The District will be created to pay the costs of Developer funded infrastructure improvements (including metered intersection, sidewalk, and utilities) to be reimbursed by a Pay-as-you-go developer agreement and Well #2 and #3 treatment. The Mixed-Use development (“Project”) will be developed by West Gate Partners, LLC (“Developer”). In addition to the incremental property value that will be created, the Village expects the Project will result in several jobs and additional business in the Village.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately \$1.9 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include costs for Projects as detailed in Sections 6, 7, and 8 of this Plan.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately \$1922 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 9 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In

reaching this determination, the Village has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

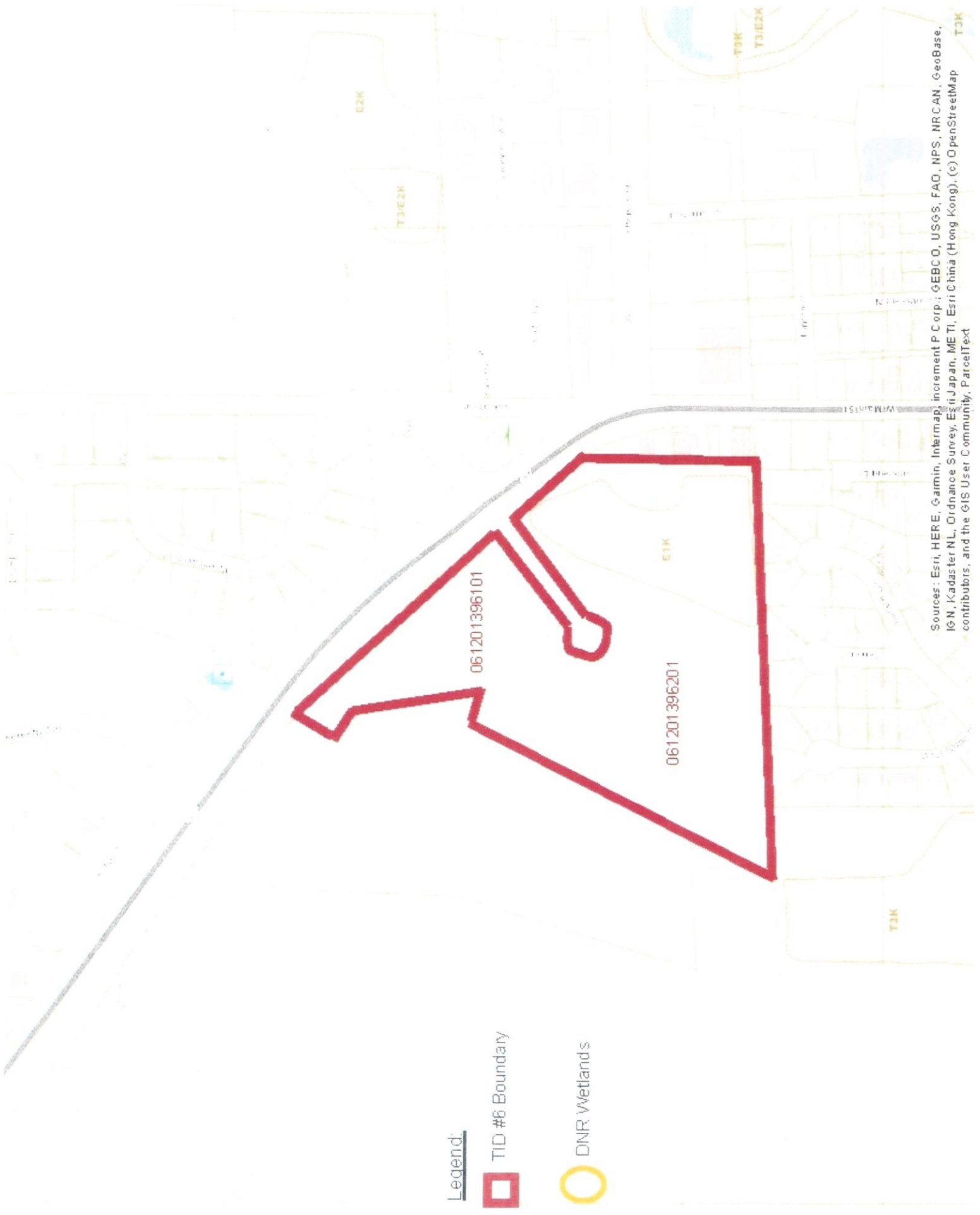
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Legend:



TID #6 Boundary

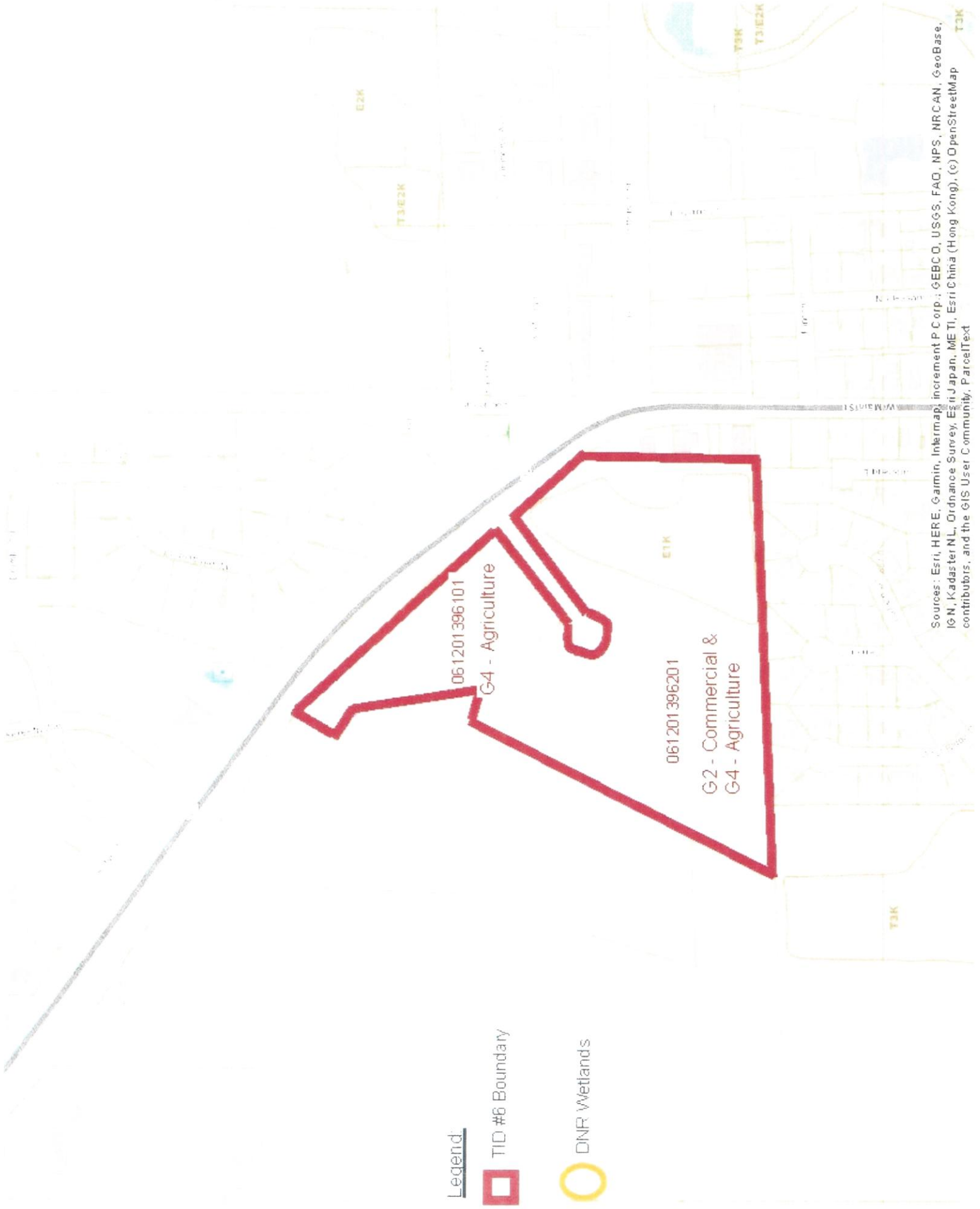


DNR Wetlands

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, ME TI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, ParcelText

SECTION 3: Map Showing Existing Uses and Conditions

Map found on following page.



Legend:

 TID #6 Boundary

 DNR Wetlands

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, ME TI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, ParcelText

SECTION 4: Preliminary Parcel List and Analysis

Table found on following page.

Village of Cambridge, Wisconsin

Tax Increment District #6

Base Property Information

Property Information				Assessment Information				Equalized Value				District Classification											
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Post 1/1/04? ...Indicate	Part of Existing TID? ...Indicate	TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use		
1	61201386101		WESTGATE PARTNERS LLC	5.79	No	No		0	0	0	0	100.00%	0	0	0	0	5.79	5.79	0.00%	0	5.79		
2	61201386201		TBD	20.72	No	No		0	0	0	0	100.00%	0	0	0	0	20.72	20.72	0.00%	0	20.72		
				Total Acreage				0	0	0	0		0	0	0	0	Estimated Base Value	0	0	0.00%	0	26.51	
																							100.00%

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$4,109,500. This value is less than the maximum of \$24,651,100 in equalized value that is permitted for the Village.

Village of Cambridge, Wisconsin	
Tax Increment District #6	
Table 1: Valuation Test Compliance Calculation	
District Creation Date	9/27/2022
	Valuation Data Currently Available 2021
Total EV (TID In)	200,651,100
12% Test	24,078,132
Increment of Existing TIDs	
TID #4	3,880,300
TID #5	229,200
Total Existing Increment	4,109,500
Projected Base of New or Amended District	0
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	4,109,500
Compliance	PASS

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate

boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make no project cost expenditures outside the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

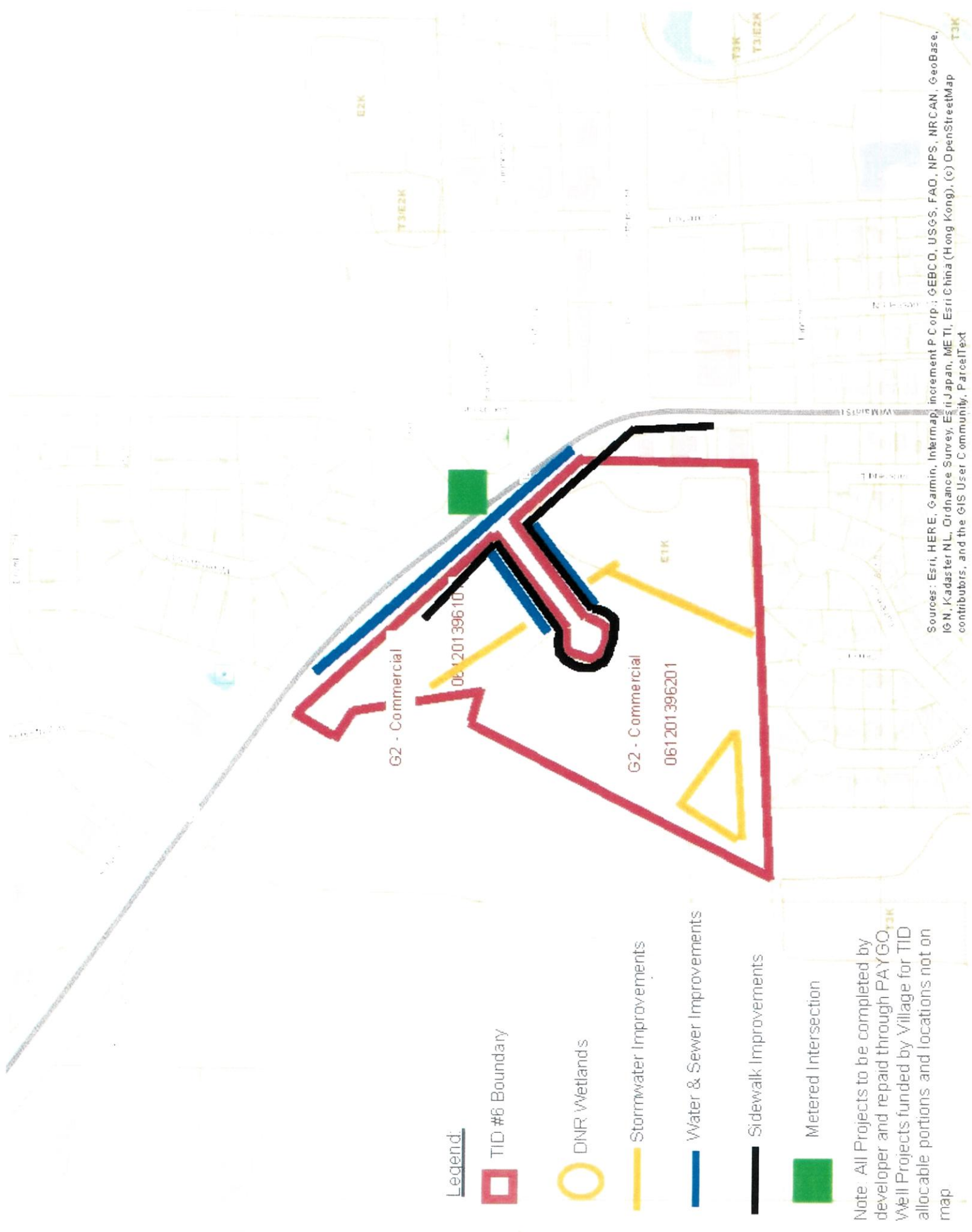
The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Legend:

-  TID #6 Boundary
-  DNR Wetlands
-  Stormwater Improvements
-  Water & Sewer Improvements
-  Sidewalk Improvements
-  Metered Intersection

Note: All Projects to be completed by developer and repaid through PAYGO.^{T3K}
 Well Projects funded by Village for TID allocable portions and locations not on map.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, ME TI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, ParcelText

SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Cambridge, Wisconsin					
Tax Increment District #6					
Table 2: Estimated Project List					
Project		Phase I	Phase II	Ongoing	Total ¹
ID	Description	2022	2023		
1	Development Incentives (MRO)	1,372,400			1,372,400
2	Well #2 & #3 Treatment		400,000		400,000
3	Ongoing Admin Costs			70,000	70,000
4	Financing Costs			105,321	105,321
5					0
Total		1,372,400	400,000	175,321	1,947,721

Notes:

- 1) Project costs are estimates and are subject to modification.
- 2) Development incentives (MRO) are designed to repay developer for infrastructure costs to develop the 2 parcels proposed such as a metered intersection, sidewalk, and utilities. In addition, the developer would pay for administrative costs so the Village would not need to rely on other governmental funds until increment is received.
- 3) Ongoing admin. costs include Village staff time dedicated to the District, Annual Reporting, Annual Audit, JRB Meeting & Coordination, and DOR Fees.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$19.2 million in incremental value by 2026. Estimated valuations and timing for construction of the Project are included in **Table 3**. Assuming the Village's current equalized TID Interim tax rate of \$19.86 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$6,992,285 in incremental tax revenue over the 20-year term of the District as shown in **Table 4**.

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 3: Development Assumptions

Construction Year		Lot 1	Lot 2	Annual Total	Construction Year	
1	2022	3,200,000	3,200,000	6,400,000	2022	1
2	2023		3,200,000	3,200,000	2023	2
3	2024		3,200,000	3,200,000	2024	3
4	2025		3,200,000	3,200,000	2025	4
5	2026		3,200,000	3,200,000	2026	5
6	2027			0	2027	6
7	2028			0	2028	7
8	2029			0	2029	8
9	2030			0	2030	9
10	2031			0	2031	10
11	2032			0	2032	11
12	2033			0	2033	12
13	2034			0	2034	13
14	2035			0	2035	14
15	2036			0	2036	15
16	2037			0	2037	16
17	2038			0	2038	17
18	2039			0	2039	18
19	2040			0	2040	19
20	2041			0	2041	20
Totals		3,200,000	16,000,000	19,200,000		

Notes:

- 1) Assumptions provided by the Developer and would be memorialized in a guaranteed value within the Developer's Agreement.

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 4: Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0	Apply to Base Value
District Creation Date	September 27, 2022	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2022	Base Tax Rate	\$19.86	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 9/27/2037	Tax Exempt Discount Rate	2.00%	
Revenue Periods/Final Year	20 2043	Taxable Discount Rate	3.50%	
Extension Eligibility/Years	Yes 3			
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
									NPV Calculation	Taxable NPV Calculation
1	2022	6,400,000	2023	0	6,400,000	2024	\$19.86	127,132	119,800	114,666
2	2023	3,200,000	2024	0	9,600,000	2025	\$19.86	190,699	295,976	280,849
3	2024	3,200,000	2025	0	12,800,000	2026	\$19.86	254,265	526,271	494,933
4	2025	3,200,000	2026	0	16,000,000	2027	\$19.86	317,831	808,496	753,489
5	2026	3,200,000	2027	0	19,200,000	2028	\$19.86	381,397	1,140,526	1,053,264
6	2027	0	2028	0	19,200,000	2029	\$19.86	381,397	1,466,045	1,342,902
7	2028	0	2029	0	19,200,000	2030	\$19.86	381,397	1,785,181	1,622,745
8	2029	0	2030	0	19,200,000	2031	\$19.86	381,397	2,098,060	1,893,124
9	2030	0	2031	0	19,200,000	2032	\$19.86	381,397	2,404,803	2,154,361
10	2031	0	2032	0	19,200,000	2033	\$19.86	381,397	2,705,533	2,406,763
11	2032	0	2033	0	19,200,000	2034	\$19.86	381,397	3,000,365	2,650,630
12	2033	0	2034	0	19,200,000	2035	\$19.86	381,397	3,289,417	2,886,251
13	2034	0	2035	0	19,200,000	2036	\$19.86	381,397	3,572,801	3,113,903
14	2035	0	2036	0	19,200,000	2037	\$19.86	381,397	3,850,628	3,333,857
15	2036	0	2037	0	19,200,000	2038	\$19.86	381,397	4,123,008	3,546,373
16	2037	0	2038	0	19,200,000	2039	\$19.86	381,397	4,390,047	3,751,703
17	2038	0	2039	0	19,200,000	2040	\$19.86	381,397	4,651,849	3,950,089
18	2039	0	2040	0	19,200,000	2041	\$19.86	381,397	4,908,519	4,141,766
19	2040	0	2041	0	19,200,000	2042	\$19.86	381,397	5,160,156	4,326,962
20	2041	0	2042	0	19,200,000	2043	\$19.86	381,397	5,406,858	4,505,894
Totals		19,200,000		0		Future Value of Increment		6,992,285		

Notes:

- 1) Actual results will vary depending on development, inflation of overall tax rates.
- 2) NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Development incentives (MRO) are designed to repay developer for infrastructure costs to develop the 2 parcels proposed such as a metered intersection, sidewalk, and utilities. In addition, the developer would pay for TID start-up administrative costs so the Village would not need to rely on other governmental funds until increment is received. The Village intends to undertake Treatment upgrades at two of the water source of supply wells in 2023. The Village estimates \$400,000 of the project would be attributable to the development in TID #4 upon full buildout. The Village could undertake the financing through several mechanisms and **Table 5** provides an example summary of the District's financing plan. At the point of executing the financing the Village would make a determination for the most suitable financing mechanism.

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 5: Estimated Financing Plan

	G.O. Bonds 2024	Totals
Projects		
Phase I		0
Phase II	400,000	400,000
Total Project Funds	400,000	400,000
Estimated Finance Related Expenses		
Municipal Advisor	10,000	
Bond Counsel	10,000	
Rating Agency Fee	0	
Paying Agent	250	
Underwriter Discount	4,250	
Debt Service Reserve	0	
Capitalized Interest	0	
Total Financing Required	424,500	
Estimated Interest	(300)	
Assumed spend down (months)	6	
Rounding	800	
Net Issue Size	425,000	425,000
Notes:		

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 6**), the District is projected to accumulate sufficient funds by the year 2030 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Village of Cambridge, Wisconsin

Tax Increment District #6

Table 5: Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances						
	Tax Increments	Total Revenues	MRO 1,100,000	Dated Date: Prin (10/1)	Dev. Agrmt. Date Est. Rate	Interest	Dated Date: Prin (4/1)	Est. Rate	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2022		0									0	0	1,100,000	2022
2023		0									0	0	1,100,000	2023
2024	127,132	127,132	6.00%	55,000	6.00%	66,000	0	3.50%	19,833	3,500	124,500	2,632	1,470,000	2024
2025	190,699	190,699	6.00%	105,000	6.00%	62,700	0	3.50%	14,875	3,500	191,033	(335)	1,365,000	2025
2026	254,265	254,265	6.00%	180,000	6.00%	56,400	0	3.50%	14,875	3,500	254,775	(510)	1,185,000	2026
2027	317,831	317,831	6.00%	250,000	6.00%	45,600	0	3.50%	14,875	3,500	313,975	3,856	935,000	2027
2028	381,397	381,397	6.00%	325,000	6.00%	30,600	0	3.50%	14,875	3,500	373,975	7,422	610,000	2028
2029	381,397	381,397	6.00%	185,000	6.00%	11,100	170,000	3.50%	11,900	3,500	381,500	(103)	255,000	2029
2030	381,397	381,397	6.00%	0	6.00%	0	255,000	3.50%	4,463	3,500	262,963	118,435	0	2030
2031	381,397	381,397	6.00%	0	6.00%	0	0	3.50%	0	3,500	3,500	377,897	509,296	2031
2032	381,397	381,397	6.00%							3,500	3,500	377,897	887,193	2032
2033	381,397	381,397	6.00%							3,500	3,500	377,897	1,265,091	2033
2034	381,397	381,397	6.00%							3,500	3,500	377,897	1,642,988	2034
2035	381,397	381,397	6.00%							3,500	3,500	377,897	2,020,885	2035
2036	381,397	381,397	6.00%							3,500	3,500	377,897	2,398,783	2036
2037	381,397	381,397	6.00%							3,500	3,500	377,897	2,776,680	2037
2038	381,397	381,397	6.00%							3,500	3,500	377,897	3,154,577	2038
2039	381,397	381,397	6.00%							3,500	3,500	377,897	3,532,475	2039
2040	381,397	381,397	6.00%							3,500	3,500	377,897	3,910,372	2040
2041	381,397	381,397	6.00%							3,500	3,500	377,897	4,288,269	2041
2042	381,397	381,397	6.00%							3,500	3,500	377,897	4,666,167	2042
2043	381,397	381,397	6.00%							3,500	3,500	377,897	5,044,064	2043
Total	6,992,285	6,992,285		1,100,000		272,400	425,000		80,821	70,000	1,948,221			Total

Notes:

- Additional projects can be added but feasibility should depend on the Village's ability to finance the projects (i.e. outstanding GO Debt Capacity) and available future increment to repay debt service.

Legend:

- Projected TID Closure
- If required as district remains open. Expenditure Period ends.



SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for Highway Commercial.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

**SECTION 13:
Statement of the Proposed Method for the Relocation of
any Persons to be Displaced**

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development in previously undeveloped locations, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new businesses.

SECTION 15: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

1. Well #2 and #3 treatment improvements have an estimated non-attributable cost of \$4.9M.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

Rick Manthe

222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, WI 53701-1784
RManthe@staffordlaw.com
608.259.2684

June 7, 2022

VIA EMAIL

Mark McNally
Village President
Village of Cambridge
200 Spring St
Cambridge, Wisconsin 53523

RE: Project Plan for Tax Incremental District No. 6

Dear Village President McNally:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Cambridge, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Cambridge Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

STAFFORD ROSENBAUM LLP



Rick Manthe

RAM:mai

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:				2020				
						Percentage		
County				514,636		14.43%		
Special District						0.00%		
Municipality				1,211,969		33.99%		
Cambridge School District				1,684,041		47.23%		
Extra SD as needed						0.00%		
Technical College				155,107		4.35%		
Total				<u>3,565,753</u>				
Revenue Year	County	Special District	Municipality	Cambridge School District	Extra SD as needed	Technical College	Total	Revenue Year
2024	18,349	0	43,211	60,042	0	5,530	127,132	2024
2025	27,523	0	64,817	90,064	0	8,295	190,699	2025
2026	36,697	0	86,422	120,085	0	11,060	254,265	2026
2027	45,872	0	108,028	150,106	0	13,825	317,831	2027
2028	55,046	0	129,634	180,127	0	16,590	381,397	2028
2029	55,046	0	129,634	180,127	0	16,590	381,397	2029
2030	55,046	0	129,634	180,127	0	16,590	381,397	2030
2031	55,046	0	129,634	180,127	0	16,590	381,397	2031
2032	55,046	0	129,634	180,127	0	16,590	381,397	2032
2033	55,046	0	129,634	180,127	0	16,590	381,397	2033
2034	55,046	0	129,634	180,127	0	16,590	381,397	2034
2035	55,046	0	129,634	180,127	0	16,590	381,397	2035
2036	55,046	0	129,634	180,127	0	16,590	381,397	2036
2037	55,046	0	129,634	180,127	0	16,590	381,397	2037
2038	55,046	0	129,634	180,127	0	16,590	381,397	2038
2039	55,046	0	129,634	180,127	0	16,590	381,397	2039
2040	55,046	0	129,634	180,127	0	16,590	381,397	2040
2041	55,046	0	129,634	180,127	0	16,590	381,397	2041
2042	55,046	0	129,634	180,127	0	16,590	381,397	2042
2043	55,046	0	129,634	180,127	0	16,590	381,397	2043
<u>1,009,178</u>		<u>0</u>	<u>2,376,618</u>	<u>3,302,330</u>	<u>0</u>	<u>304,159</u>	<u>6,992,285</u>	
Notes:								
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.								