



# REDEVELOPMENT AUTHORITY MEETING AGENDA

February 10, 2026 at 5:15 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**3. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- C.** Village of Kronenwetter Downtown
- D.** Onboarding for New Committee Members
- E.** TID Termination Resolution for Closure of TID #3: Village Resolution #2026-002

**4. PREVIOUS MEETING MINUTES: DISCUSSION AND POSSIBLE ACTION**

- F.** December 11, 2025, Meeting Minutes

**5. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**6. ADJOURNMENT**

*NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.*

Posted: 02/09/2026 Kronenwetter Municipal Center and [www.kronenwetter.org](http://www.kronenwetter.org)

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

# Village of Kronenwetter Downtown Ideas

- Locations
- Proximity to major collectors, residence, and public
- Land Acquisition - VOK or Developer?
- Existing Infrastructure?
  - Storm, Sanitary, Water, Power, Internet
- TID Overlap
  - Problem? John, Peter?
    - Kowalski Rd Location - TID 1
    - Maple Ridge Rd - Partial TID 2 Overlap
- Grants to Small Businesses to get started
- Village to hire consultants for concept/preliminary designs (Uniform look throughout stores/shops)
  - Estimate price per each store front
    - Mix use (shops, cafes, bars, restaurants, etc.)
  - This could help small businesses get off the ground and avoid the huge burden of design and planning costs that could deter them from starting
  - Federal/State funding options for this?
  - Business to cover land costs/construction/permitting costs
- Park/Greenspace space included in center of downtown area







Weather





# REPORT TO REDEVELOPMENT AUTHORITY, APC, & VILLAGE BOARD

**ITEM NAME:** Finance/Treasurer Office Update:  
**Tax Incremental District (TID) Termination Resolution for Closure of TID #3: Village Resolution #2026-002**

**PREPARED BY:** John Jacobs, Finance Director/Treasurer

**DATE PREPARED:** 2/09/2026

After the discussion with the 2026 budget during Fall 2025, it has been considered to possibly close Tax Increment District (TID) #3 before 4/15/2026 due to the following reasons:

- 1) The 12/31/2025 projected fund balance of TID #3 = \$168,442.
- 2) The 04/15/2026 projected fund balance of TID #3 after TID closure costs is \$201,822, which would be distributed proportionally among the taxing jurisdictions. The Village of Kronenwetter's share would be about \$42,773 (or 21.19% of the total). The Village can use this amount in any manner that it wants to; there would be no restrictions on its use.
- 3) There is no outstanding debt obligation in TID #3.
- 4) The expenditure period has lapsed, whereby TID #3 can no longer expend any capital improvement costs in TID #3.
- 5) TID #3 cannot become a "donor" TID with any of its fund balance to other under-performing TID's in the Village.
- 6) The mandatory termination date for TID #3 is 11/03/2034.
- 7) There is \$2,964,500 of new equalized valuation that has been generated from TID #3, that could be shared with the Mosinee School District, Marathon County, North Central Technical College and Village of Kronenwetter in future years.
- 8) After the TID #3 closure, the Village's share of additional annual property taxes created would be about \$8,273, which would help out the Village's annual operational and capital improvements budgets.

The next steps necessary for closure of TID #3 would be the following:

- 1) The Village Board would adopt a TID Termination Resolution on 2/23/2026 for the closure of TID #3. Attached to this packet is the Village's TID Termination Resolution #2026-002.
- 2) Next, Village staff would submit Form PE-223 (Terminated Tax Increment District Final Accounting Submission Date Agreement) to the Wisconsin Department of Revenue, along with the resolution, within 60 days of the adoption of the resolution.
- 3) Third, the Village would have a TID financial audit completed for TID #3, within 12 months of the resolution date.
- 4) Lastly, the Village would file Form PE-110 to the Wisconsin Department of Revenue for the closure of TID #3.
- 5) Remember to notify our Village Assessor to REMOVE the TID number from all property on the Village's correct year's tax/assessment roll.

The 2026 budget for TID #3 does include an estimated cost of \$5,000 for a TID closure financial audit.

### Tax Incremental District (TID) Termination Resolution

Village  of Kronenwetter TID 3 Resolution 2026-002  
(town, village, city) (municipality) (number) (number)

WHEREAS, the Village  of Kronenwetter created TID 3 on 11 03, 2004, and adopted  
(month) (day) (year)  
a project plan in the same year, and

WHEREAS, all TID 3 projects were completed in the prescribed allowed time; and:

WHEREAS, sufficient increment was collected as of the 2025 tax roll, payable 2026, to cover TID 3  
(year) (year)  
project costs.

WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the Village  of Kronenwetter terminates TID 3; and

BE IT FURTHER RESOLVED, that the Village  Clerk shall notify the Wisconsin Department of Revenue (DOR),  
within sixty (60) days of this resolution or prior to the deadline of April 15, 2026, whichever comes first, that the TID  
(year)  
has been terminated; and

BE IT FURTHER RESOLVED, that the Village  Clerk shall sign the required DOR Final Accounting Submission  
Date form (PE-223) agreeing on a date by which the Village  shall submit final accounting information to DOR;  
and:

BE IT FURTHER RESOLVED, that the Village  Treasurer shall distribute any excess increment collected after  
providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares as  
determined in the final audit by the Village 's auditor, CLA (CliftonLarsonAllen).  
(auditor name)

BE IT FURTHER RESOLVED, that the Village  of Kronenwetter shall accept all remaining debts for  
TID 3 as determined in the final audit by the Village  auditor, \_\_\_\_\_.  
(auditor name)

Adopted this 23 day of February, 2026  
(day) (month) (year)

Resolution introduced and adoption moved by alderperson \_\_\_\_\_  
(name)

Motion for adoption seconded by alderperson \_\_\_\_\_  
(name)

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays  
(number) (number)

ATTEST:

\_\_\_\_\_  
(Mayor/Head of Government Signature)

\_\_\_\_\_  
(Clerk Signature)

Form  
**PE-223**

**Terminated Tax Incremental District (TID)  
Final Accounting Submission Date Agreement**

**Wisconsin  
Dept of Revenue**

Under state law, (sec. [66.1105\(8\)\(c\)](#), Wis. Stats.), the municipality terminating a TID and the Wisconsin Department of Revenue (DOR) must agree on a final accounting submission date. The "Final accounting submission date" you enter on this form is the date the TID Final Accounting Report (Form PE-110) will be due.

**Instructions**

1. Within 60 days of adopting a termination resolution or by April 15, whichever comes first, email [tif@wisconsin.gov](mailto:tif@wisconsin.gov):
  - Completed Form PE-223 (Section 1)
  - Municipality's adopted termination resolution
2. When we receive your information, a DOR representative will approve, sign and email this form back to you
3. After you receive the signed Form PE-223 from us, complete the steps in Section 2 by the final accounting submission date
4. If you cannot e-file the TID Final Accounting Report (Form PE-110) by the final accounting submission date, email [tif@wisconsin.gov](mailto:tif@wisconsin.gov) to request a revised submission date. This date must be within 12 months of the termination resolution (sec. [66.1105\(6m\)\(b\)\(3\)](#), Wis. Stats.).

**Questions?** Contact us at [tif@wisconsin.gov](mailto:tif@wisconsin.gov)

<b>Section 1: Termination Information</b>			
<b>Municipal and TID Information</b>			
Taxation district <i>(check one)</i> Enter municipality → Kronenwetter	<input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City	County Marathon	Co-muni code 37 - 145
		<input type="checkbox"/> County	TID number 3
<b>Important Dates</b>			
Termination resolution date 02 - 23 - 2026		Date notified DOR of termination 02 - 24 - 2026	
Date notified real property lister <i>(to remove TID number from the tax/assessment roll)</i> 02 - 24 - 2026		Final accounting submission date <i>(6-12 months from termination resolution date)</i> 02 - 23 - 2027	
<b>Clerk Information</b>			
Name Jennifer Poyer		Phone (715) 693 - 4200	
Signature		Email <a href="mailto:jpoyer@kronenwetter.gov">jpoyer@kronenwetter.gov</a>	
<b>Section 2: Final Accounting Information</b>			
<b>Final accounting submission date: 2 - 23 - 2027</b>			
<b>Complete the following:</b>			
<ol style="list-style-type: none"> <li>1. Complete the TID Final Audit. Save a copy in the municipal TID records.</li> <li>2. E-file the <a href="#">TID Final Accounting Report (PE-110)</a></li> </ol>			
<b>Important</b> – if your municipality does not e-file Form PE-110 with DOR by the final accounting submission date (or revised submission date), DOR will not certify or redetermine any future TIDs (sec. <a href="#">66.1105(8)(d)</a> , Wis. Stats.).			

<b>DOR Approval</b> <i>(for department use only)</i>	
<input type="checkbox"/> Final accounting submission date approved	DOR name/signature



**VILLAGE OF KRONENWETTER  
Projected Closeout Years for TID's  
Estimated as of 10/27/2025**

	TID #1	TID #2	TID #3	TID #4
1/1/2025 TID Increment Valuation =	\$ 19,328,500	\$ 72,647,200	\$ 2,964,500	\$ 10,721,000
2026 Estimated Prop. Tax Increment	\$ 253,876	\$ 956,640	\$ 39,038	\$ 141,177
Last Year of Principal Payment	2036	2033	N/A	2030
<b>Proposed Year to Close TID</b>	<b>2044</b>	<b>2033</b>	<b>2026</b>	<b>2032</b>
Maximum Life of TID	2044	2034	2034	2034
Number of Years TID Closed Early	None	1	8	2

	TID #1	TID #2	TID #3	TID #4
<b>Fund Balance (Deficit) - 12/31/2024</b>	<b>\$ (2,616,312)</b>	<b>\$ 7,808,025</b>	<b>\$ 132,760</b>	<b>\$ 88,213</b>
2025 Property Tax Increment (TID)	260,609	880,339	35,660	134,585
2025 Other Revenues	92,789	170,101	3,513	29,933
2025 Principal/Interest Exps	(423,018)	(940,768)	-	(199,500)
2025 Capital Expenditures	-	(5,207,282)	-	-
2025 Other Expenditures	(6,116)	(18,553)	(3,491)	(3,612)
<b>Fund Balance (Deficit) - 12/31/2025</b>	<b>\$ (2,692,048)</b>	<b>\$ 2,691,862</b>	<b>\$ 168,442</b>	<b>\$ 49,619</b>
2026 Property Tax Increment (TID)	253,876	956,640	39,038	141,177
2026 Other Revenues	85,289	120,101	4,583	29,083
2026 Principal/Interest Exps	(429,540)	(929,750)	-	(197,600)
2026 Capital Expenditures	-	(632,400)	-	-
2026 Other Expenditures	(8,855)	(26,939)	(10,241)	(6,083)
Closeout TID at 12/31/2026	-	-	(201,822)	-
<b>Fund Balance (Deficit) - 12/31/2026</b>	<b>\$ (2,791,278)</b>	<b>\$ 2,179,514</b>	<b>\$ -</b>	<b>\$ 16,196</b>
2027 Property Tax Increment (TID)	253,876	956,640		141,177
2027 Other Revenues	25,289	120,101		29,083
2027 Principal/Interest Exps	(425,571)	(909,875)		(200,400)
2027 Other Expenditures	(8,855)	(26,939)		(6,083)
<b>Fund Balance (Deficit) - 12/31/2027</b>	<b>\$ (2,946,539)</b>	<b>\$ 2,319,441</b>		<b>\$ (20,027)</b>
2028 Property Tax Increment (TID)	253,876	956,640		141,177
2028 Other Revenues	25,289	120,101		29,083
2028 Principal/Interest Exps	(426,233)	(894,125)		(199,800)
2028 Other Expenditures	(8,855)	(26,939)		(6,083)
<b>Fund Balance (Deficit) - 12/31/2028</b>	<b>\$ (3,102,462)</b>	<b>\$ 2,475,118</b>		<b>\$ (55,650)</b>
2029 Property Tax Increment (TID)	253,876	956,640		141,177
2029 Other Revenues	25,289	120,101		29,083
2029 Principal/Interest Exps	(431,353)	(911,500)		(200,950)
2029 Other Expenditures	(8,855)	(26,939)		(6,083)
<b>Fund Balance (Deficit) - 12/31/2029</b>	<b>\$ (3,263,505)</b>	<b>\$ 2,613,420</b>		<b>\$ (92,423)</b>
2030 Property Tax Increment (TID)	253,876	956,640		141,177
2030 Other Revenues	25,289	120,101		29,083
2030 Principal/Interest Exps	(277,470)	(876,400)		(202,000)
2030 Other Expenditures	(8,855)	(26,939)		(6,083)
<b>Fund Balance (Deficit) - 12/31/2030</b>	<b>\$ (3,270,665)</b>	<b>\$ 2,786,822</b>		<b>\$ (130,246)</b>
2031 Property Tax Increment (TID)	253,876	956,640		141,177
2031 Other Revenues	25,289	120,101		29,083
2031 Principal/Interest Exps	(274,780)	(864,800)		

**ADDS \$8,273 to  
Village Tax Levy  
starting with 2028  
budget**

**VILLAGE OF KRONENWETTER**  
**Projected Closeout Years for TID's**  
**Estimated as of 10/27/2025**

	<u>TID #1</u>	<u>TID #2</u>	<u>TID #3</u>	<u>TID #4</u>
2031 Other Expenditures	(8,855)	(26,939)		(6,083)
<b>Fund Balance (Deficit) - 12/31/2031</b>	<b>\$ (3,275,135)</b>	<b>\$ 2,971,824</b>		<b>\$ 33,931</b>
2032 Property Tax Increment (TID)	253,876	956,640		141,177
2032 Other Revenues	25,289	120,101		29,083
2032 Principal/Interest Exps	(271,775)	(832,800)		-
2032 Other Expenditures	(8,855)	(26,939)		(16,083)
Closeout TID at 12/31/2032	-	-		(188,108)
<b>Fund Balance (Deficit) - 12/31/2032</b>	<b>\$ (3,276,600)</b>	<b>\$ 3,188,826</b>		<b>\$ -</b>
2033 Property Tax Increment (TID)	253,876	956,640		
2033 Other Revenues	25,289	120,101		
2033 Principal/Interest Exps	(273,413)	(428,400)		
2033 Other Expenditures	(8,855)	(36,939)		
Closeout TID at 12/31/2033	-	(3,800,228)		
<b>Fund Balance (Deficit) - 12/31/2033</b>	<b>\$ (3,279,703)</b>	<b>\$ -</b>		
2034 Property Tax Increment (TID)	253,876			
2034 Other Revenues	25,289			
2034 Principal/Interest Exps	(269,723)			
2034 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2034</b>	<b>\$ (3,279,116)</b>			
2035 Property Tax Increment (TID)	253,876			
2035 Other Revenues	25,289			
2035 Principal/Interest Exps	(167,800)			
2035 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2035</b>	<b>\$ (3,176,606)</b>			
2036 Property Tax Increment (TID)	253,876			
2036 Other Revenues	25,289			
2036 Principal/Interest Exps	(167,640)			
2036 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2036</b>	<b>\$ (3,073,936)</b>			
2037 Property Tax Increment (TID)	253,876			
2037 Other Revenues	25,289			
2037 Principal/Interest Exps	-			
2037 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2037</b>	<b>\$ (2,803,626)</b>			
2038 Property Tax Increment (TID)	253,876			
2038 Other Revenues	25,289			
2038 Principal/Interest Exps	-			
2038 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2038</b>	<b>\$ (2,533,316)</b>			
2039 Property Tax Increment (TID)	253,876			
2039 Other Revenues	25,289			
2039 Principal/Interest Exps	-			
2039 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2039</b>	<b>\$ (2,263,006)</b>			
2040 Property Tax Increment (TID)	253,876			
2040 Other Revenues	25,289			

**ADDS \$29,920 to  
Village Tax Levy  
starting with 2034  
budget**

**ADDS \$202,744 to  
Village Tax Levy  
starting with 2035  
budget**

**VILLAGE OF KRONENWETTER  
Projected Closeout Years for TID's  
Estimated as of 10/27/2025**

	<u>TID #1</u>	<u>TID #2</u>	<u>TID #3</u>	<u>TID #4</u>
2040 Principal/Interest Exps	-			
2040 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2040</b>	<b>\$ (1,992,696)</b>			
2041 Property Tax Increment (TID)	253,876			
2041 Other Revenues	25,289			
2041 Principal/Interest Exps	-			
2041 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2041</b>	<b>\$ (1,722,386)</b>			
2042 Property Tax Increment (TID)	253,876			
2042 Other Revenues	25,289			
2042 Principal/Interest Exps	-			
2042 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2042</b>	<b>\$ (1,452,076)</b>			
2043 Property Tax Increment (TID)	253,876			
2043 Other Revenues	25,289			
2043 Principal/Interest Exps	-			
2043 Other Expenditures	(8,855)			
<b>Fund Balance (Deficit) - 12/31/2043</b>	<b>\$ (1,181,766)</b>			
2044 Property Tax Increment (TID)	253,876			
2044 Other Revenues	25,289			
2044 Principal/Interest Exps	-			
2044 Other Expenditures	(18,855)			
<b>Fund Balance (Deficit) - 12/31/2044</b>	<b>\$ (921,456)</b>			
Closeout TID at 12/31/2024	-			
<b>Fund Balance (Deficit) - 12/31/2045</b>	<b>\$ (921,456)</b>			

**ADDS \$53,942 to  
Village Tax Levy  
starting with 2046  
budget**

**NOTES:**

- 1) Estimating that TID #1 special assessments revenue (\$60,000) ends as of 12/31/2026.
- 2) Need \$7 million new valuation by 1/01/2034 x \$13.17/equalized tax rate x 10 years = \$92,190 add'l new annual taxes needed.  
*\$92,190 add'l new annual taxes x 10 years = \$921,900 collected by 11/03/2044 max. life*  
 (2035 budget - 2044 budget)



### Tax Increment District #3

- Industrial TID
- Created: 11/03/2004
- Mandatory Termination Date: 11/03/2034
- 36.67 acres
- Located south of Cedar Road and east of Old Highway 51.
- Dayton Freight

REVENUES	TID 3
Total Revenues to Date:	\$228,234
Total TID Borrowing to Date:	\$64,510
<b>Total Borrowings and Revenues Combined:</b>	<b>\$292,744</b>

EXPENSES	TID 3
Life to Date Expenses:	\$85,871
Total Debt Service Payments Life to Date:	\$64,510
Total Debt Service Interest Payments Life to Date:	\$9,602
<b>Total Expenses and Interest &amp; Principal Payments Combined:</b>	<b>\$159,983</b>

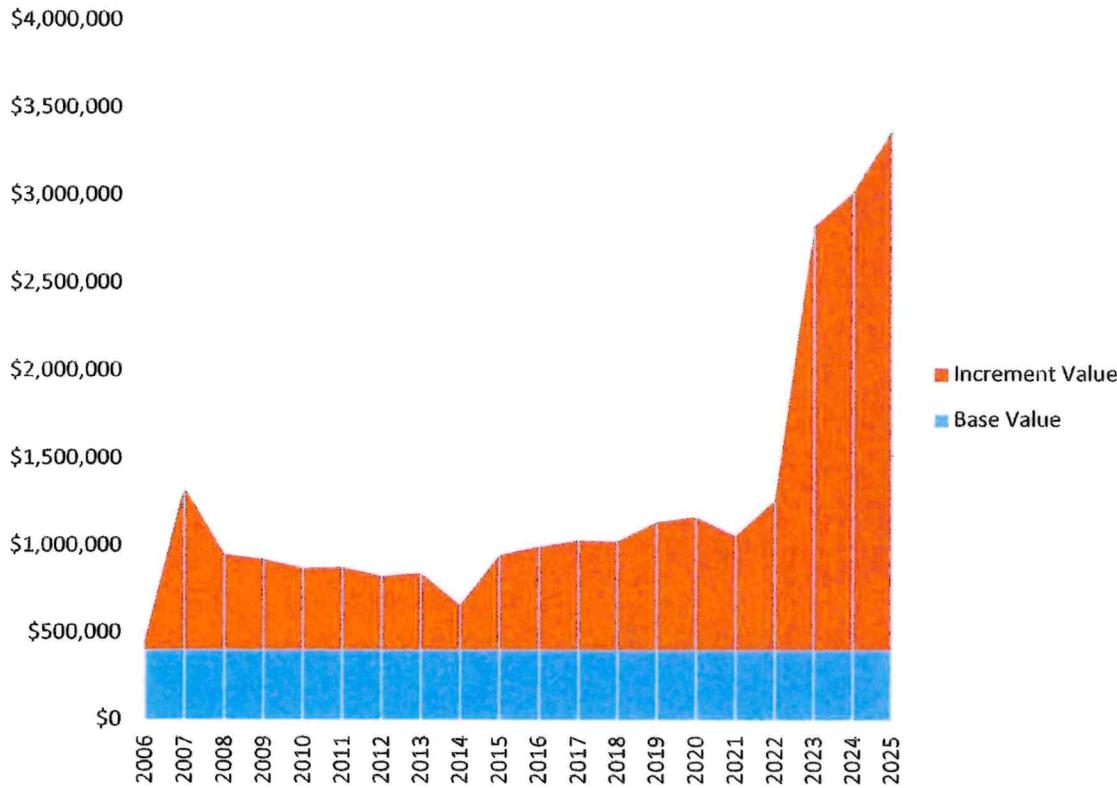
CURRENT DEBT	TID 3
Total TID Borrowing to Date:	\$64,510
Total Debt Service Payments Life to Date:	\$64,510
<b>Current Debt Outstanding – 12/31/2024:</b>	<b>\$0</b>

FUND BALANCE	TID 3
<b>Fund Balance – December 31, 2024:</b>	<b>\$132,761</b>
Less: Principal Payments remaining (none)	- \$0
<b>Financial Position – December 31, 2024</b>	<b>\$132,761</b>



2005 Base Value: \$405,100

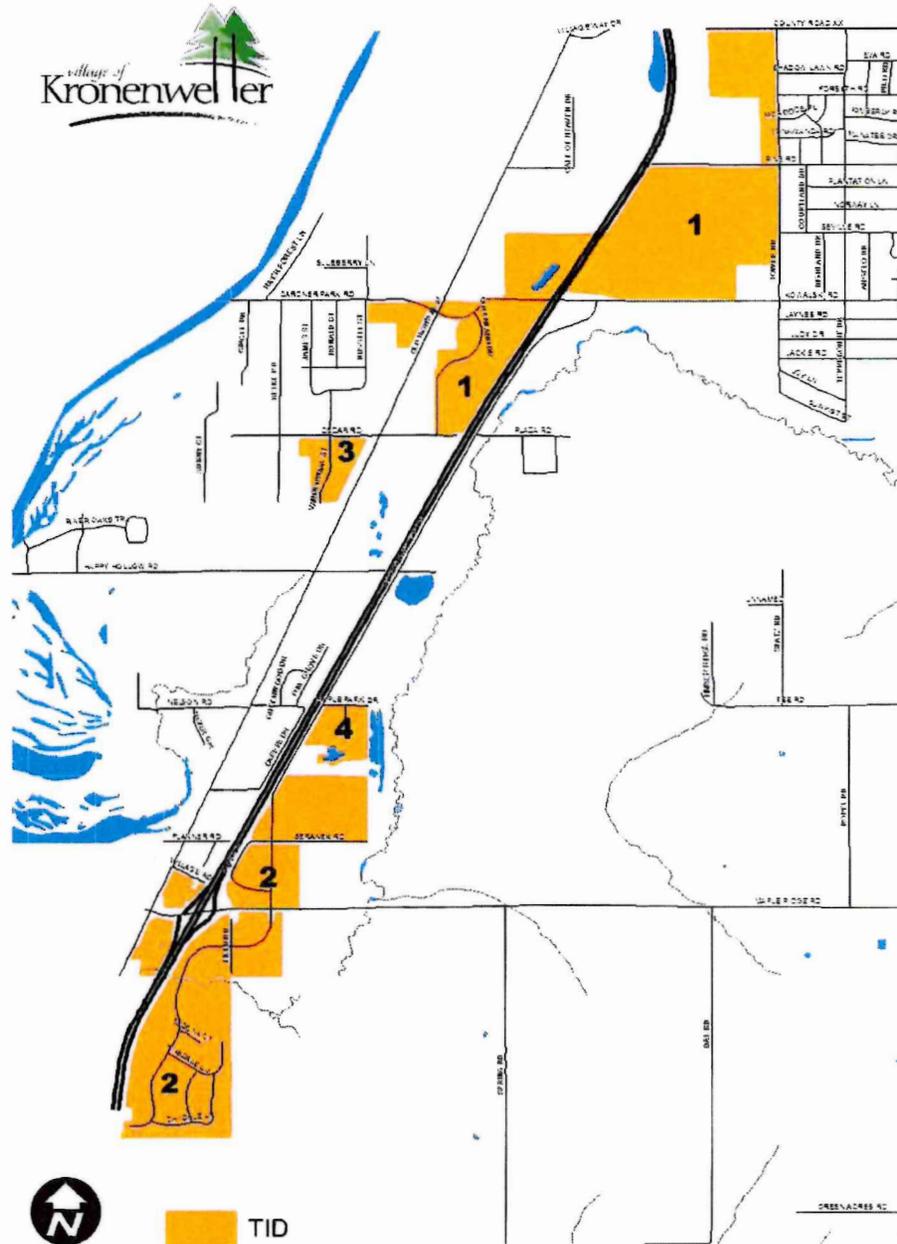
TID 3 Total Value



Year	Base Value	Increment Value	Total Value
2006	\$ 405,100	\$ 39,300	\$ 444,400
2007	\$ 405,100	\$ 929,300	\$ 1,334,400
2008	\$ 405,100	\$ 546,000	\$ 951,100
2009	\$ 405,100	\$ 517,000	\$ 922,100
2010	\$ 405,100	\$ 467,100	\$ 872,200
2011	\$ 405,100	\$ 473,200	\$ 878,300
2012	\$ 405,100	\$ 421,100	\$ 826,200
2013	\$ 405,100	\$ 439,100	\$ 844,200
2014	\$ 405,100	\$ 253,700	\$ 658,800
2015	\$ 405,100	\$ 541,600	\$ 946,700
2016	\$ 405,100	\$ 589,500	\$ 994,600
2017	\$ 405,100	\$ 624,700	\$ 1,029,800
2018	\$ 405,100	\$ 619,600	\$ 1,024,700
2019	\$ 405,100	\$ 731,600	\$ 1,136,700
2020	\$ 405,100	\$ 760,600	\$ 1,165,700
2021	\$ 405,100	\$ 651,500	\$ 1,056,600
2022	\$ 405,100	\$ 855,200	\$ 1,260,300
2023	\$ 405,100	\$ 2,419,400	\$ 2,824,500
2024	\$ 405,100	\$ 2,613,200	\$ 3,018,300
2025	\$ 405,100	\$ 2,964,500	\$ 3,369,600



# TID BOUNDARY MAP VILLAGE OF KRONENWETTER



All Financials as of  
December 31, 2024

TID304WI

### 2025 TIF Value Limitation Report Wisconsin Department of Revenue

DATE: 08/08/2025  
PAGE: 23 of 57

Municipality	TID Co-muni Code	TID No.	Base Year	2025 TID Current Value	2025 TID Value Increment	2025 Total Muni Equalized Value	5% Test	7% Test	12% Test
Kewaskum	66142	002	2005	46,658,900	44,873,200				
	66142	003	2021	10,774,400	6,633,200				
	66142	004	2023	25,545,300	25,210,800				
<b>Municipal Totals</b>				<b>82,978,600</b>	<b>76,717,200</b>	<b>636,980,600</b>			<b>12.04%</b>
Kewaunee	31241	003	2020	8,506,000	(570,500) *				
<b>Municipal Totals</b>				<b>8,506,000</b>	<b>0</b>	<b>332,695,300</b>			<b>.00%</b>
Kiel	36241	004	2011	41,897,800	38,298,400				
	08241	005	2014	31,161,500	22,715,600				
<b>Municipal Totals</b>				<b>73,059,300</b>	<b>61,014,000</b>	<b>505,981,400</b>			<b>12.06%</b>
Kimberly	44141	004	2005	17,660,900	16,882,700				
	44141	005	2008	65,262,200	53,917,100				
	44141	006	2016	200,282,600	181,763,500				
<b>Municipal Totals</b>				<b>283,205,700</b>	<b>252,563,300</b>	<b>1,055,044,300</b>			<b>23.94%</b>
Knapp	17141	003	2005	5,308,000	5,106,800				
<b>Municipal Totals</b>				<b>5,308,000</b>	<b>5,106,800</b>	<b>36,069,000</b>			<b>14.16%</b>
Kronenwetter	37145	001	2005	21,590,800	19,328,500				
	37145	002	2005	78,045,800	72,647,200				
	37145	003	2005	3,369,600	2,964,500				
	37145	004	2005	10,827,600	10,721,000				
<b>Municipal Totals</b>				<b>113,833,800</b>	<b>105,661,200</b>	<b>1,081,333,900</b>			<b>9.77%</b>
La Crosse	32246	010	2003	17,981,800	15,919,200				
	32246	011	2005	356,224,200	236,497,500				
	32246	012	2005	48,768,000	32,002,800				
	32246	013	2006	204,775,100	160,735,300				
	32246	014	2006	148,327,700	95,642,400				
	32246	015	2013	114,940,600	69,047,900				
	32246	016	2014	61,183,600	44,466,200				
	32246	017	2015	105,146,400	92,108,300				
	32246	018	2020	11,669,200	4,880,600				
	32246	019	2020	3,889,300	(1,171,800) *				
	32246	020	2020	13,422,100	0				
	32246	021	2023	0	0				
<b>Municipal Totals</b>				<b>1,086,328,000</b>	<b>751,300,200</b>	<b>5,970,494,100</b>			<b>12.58%</b>
La Farge	62146	001	2003	15,380,800	15,262,500				
<b>Municipal Totals</b>				<b>15,380,800</b>	<b>15,262,500</b>	<b>62,947,200</b>			<b>24.25%</b>

\*A negative increment is treated as zero increment.

### Tax Incremental District (TID) Termination Timeframes

Municipal Termination Resolution Adoption Date*	Termination Year	TID Removed from Tax/Assessment Roll	Last Year Tax Increment Received	Last Administrative Fee Due	Last TID Equalized Value Established	Last Annual Report Due to DOR
April 16, 2024 – April 15, 2025	2025	2025	2025 (for 2024 taxes)	April 15, 2024	August 15, 2024	July 1, 2025 (for 2024)
April 16, 2025 – April 15, 2026	2026	2026	2026 (for 2025 taxes)	April 15, 2025	August 15, 2025	July 1, 2026 (for 2025)
April 16, 2026 – April 15, 2027	2027	2027	2027 (for 2026 taxes)	April 15, 2026	August 15, 2026	July 1, 2027 (for 2026)
April 16, 2027 – April 18, 2028	2028	2028	2028 (for 2027 taxes)	April 15, 2027	August 15, 2027	July 3, 2028 (for 2027)
April 19, 2028 – April 17, 2029	2029	2029	2029 (for 2028 taxes)	April 18, 2028	August 15, 2028	July 2, 2029 (for 2028)
April 18, 2029 – April 15, 2030	2030	2030	2030 (for 2029 taxes)	April 17, 2029	August 15, 2029	July 1, 2030 (for 2029)
April 16, 2030 – April 15, 2031	2031	2031	2031 (for 2030 taxes)	April 15, 2030	August 15, 2030	July 1, 2031 (for 2030)

\* Municipality must notify the Wisconsin Department of Revenue (DOR) by April 15 of the termination year. In some years the observance of Emancipation day affects the termination deadline.



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## Tax Incremental Finance (TIF) - Terminations

Secs. [60.23\(32\)](#), [60.85](#), [66.1105](#), and [66.1106](#), Wis. Stats.

For more information, review the [TIF Termination](#) web page.

1. [When does a municipality terminate a Tax Incremental District \(TID\)?](#)
2. [What should the municipality provide to the Wisconsin Department of Revenue \(DOR\) when a TID terminates?](#)
3. [When filling out the Final TID Accounting Submission Date Agreement \(Form PE-223\), how does the municipal clerk determine the Final Accounting Submission date?](#)
4. [What is the last year a municipality receives an increment for a terminated TID?](#)
5. [If a municipality adopts a TID termination resolution, does the municipality need to pay DOR an administrative fee?](#)
6. [Can a municipality terminate an existing TID and then create another TID in the same year?](#)

7. When a municipality terminates a TID, what happens if there are still debts?
8. How does the municipality divide excess funds among the overlying taxing jurisdictions?
9. How long does the municipality have to return the excess funds?
10. What if a municipality terminated a TID and has some outstanding expenses to pay before disbursing any extra funds to the other overlying tax jurisdictions?
11. If a municipality adopts a TID termination resolution and notified DOR, can it rescind the termination resolution so it can adopt an affordable housing resolution?
12. What happens to the TID's personal property aid and exempt computer aid when the TID terminates?
13. When does a municipality receive the one-time levy limit adjustment? How is this calculated?

**1. When does a municipality terminate a Tax Incremental District (TID)?**

The municipality must adopt a termination resolution when one of the following occurs:

- o All project costs have been recovered
- o TID reaches its maximum life or extended life date
- o Municipality decides to terminate the TID early for any other reason

**2. What should the municipality provide to the Wisconsin Department of Revenue (DOR) when a TID terminates? Within 60 days of adopting the termination resolution or by April 15, whichever is earlier:**

- o Email [tif@wisconsin.gov](mailto:tif@wisconsin.gov):
  - Adopted TID Termination Resolution

- Completed Final TID Accounting Submission Date Agreement ([Form PE-223](#))
- Notify your assessor and county real property lister – provide a list of the property, which they use to remove the TID number from the tax/assessment roll.

**Within 12 months of adopting the termination resolution:**

- Complete the Final Audit; save a copy in the Municipal TID records
- Electronically file the Final Accounting Report (Form PE-110) using [MyDORGov](#)
- Verify the TID number is removed from all property on the correct year's tax/assessment roll

**3. When filling out the Final TID Accounting Submission Date Agreement (Form PE-223), how does the municipal clerk determine the Final Accounting Submission date?**

The Final Accounting Submission Date is the date when the municipality agrees to file the TID Final Accounting Report (PE-110). Before submitting this report, the municipality's Certified Public Accountant must complete the final audit. Contact the municipal accountant to determine when the final audit will be completed. Then complete the Final Accounting Submission Date. This due date must be within a year of the TID termination resolution.

**4. What is the last year a municipality receives an increment for a terminated TID?**

The date the municipality adopts the termination resolution determines the last year it receives an increment for that TID. For more details see the [TID Termination Timeframes](#) table.

**5. If a municipality adopts a TID termination resolution, does the municipality need to pay DOR an administrative fee?**

The answer depends on the date the local legislative body adopts the termination resolution:

- **On or before April 15** — municipality does not pay the administrative fee that year

- o **After April 15** — municipality must pay the administrative fee that year

**6. Can a municipality terminate an existing TID and then create another TID in the same year?**

Yes.

If the municipality is **over** the 12% value limit:

- o Local legislative body must adopt the termination resolution **before** adopting the creation resolution for another TID
- o Municipality must remain below the 12% value limit after terminating a TID, to create another TID

If the municipality is **under** the 12% value limit:

- o Local legislative body can adopt a creation resolution for a new TID if the municipality remains below the 12% value limit (including the new TID)
- o Termination resolution for an existing TID can occur at any time in the same year

**7. When a municipality terminates a TID, what happens if there are still debts?**

The municipality is responsible for any remaining debt.

**8. How does the municipality divide excess funds among the overlying taxing jurisdictions?**

According to state law (sec. [66.1105\(6\)\(c\)](#), Wis. Stats.), the municipality must return excess funds based on each taxing jurisdiction's portion of the total tax rate. DOR recommends basing the distribution on the most recent tax levy proportions without the tax increment. Column A of the Tax Increment Worksheet (PC-202) may be used for this calculation. Contact [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov) for further assistance.

**9. How long does the municipality have to return the excess funds?**

State law does not provide a specific deadline for distributing excess funds to other taxing jurisdictions. However, the TID's final audit must be completed within one year of the termination resolution. DOR recommends distributing the excess funds when the final audit is completed.

**10. What if a municipality terminated a TID and has some outstanding expenses to pay before disbursing any extra funds to the other overlying tax jurisdictions?**

It is the municipality's responsibility to determine proper administration in this situation. For example, a municipality may set up a temporary escrow account to cover the final expenses. This allows the municipality to complete its final audit.

**11. If a municipality adopts a TID termination resolution and notified DOR, can it rescind the termination resolution so it can adopt an affordable housing resolution?**

The answer depends on whether the termination deadline has passed and whether the TID has reached its maximum life. Municipalities must certify a TID as active or inactive by April 15 under state law (sec. [66.1105\(6\)\(ae\)](#) Wis. Stats.). Both the termination and rescission must be in the same year based on this deadline. See the [TID Termination Timeframes](#) table.

**Rescinding a termination resolution is possible when all items below apply:**

- o TID has not reached its maximum life (or extended life) date
- o Municipality paid the administrative fee for the year to keep the TID active. If the fee is paid, DOR considers the TID active.
- o April 15 deadline has not passed; the TID number is still on the current year assessment/tax roll

**Rescinding a termination resolution is not possible if any of the items below apply:**

- o TID's maximum life (or extended life) date has passed

- Administrative fee deadline has passed and the fee was not paid. Since the fee was not paid, DOR considers this TID terminated.
- April 15 deadline has passed; the TID number is removed from the current year assessment/tax roll

**12. What happens to the TID's personal property aid and exempt computer aid when the TID terminates?**

Effective with the 2022 payments, based on [2021 Act 61](#), when a TID receiving these aid payments terminates, DOR transfers the payments to the overlying jurisdictions (ex: municipality, county, school district, technical college).

**13. When does a municipality receive the one-time levy limit adjustment? How is this calculated?**

In the year after the TID's termination year (see [TID Termination Timeframes](#)), a municipality may use a one-time levy limit increase. The levy limit adjustment appears on the Levy Limit Worksheet the same year as the TID's termination year. For example, for a TID with a 2026 termination year, the 2026 Levy Limit Worksheet for taxes payable in 2027 reflects the increase.

For TIDs created before 2025, the increase percentage equals the TID's final increment value divided by the municipal TID equalized value without the TID increment, multiplied by 50%. The final increment and municipal equalized value used in the calculation are from the last year the TID had an equalized value (the year before the termination year).

Note: If the municipality has more than one TID with the same termination year, the TID increment values are combined. A TID with a negative increment decreases the total increment used in the calculation.

For TIDs created in 2025 or after, the increase percentage equals 10% of the TID's new construction value divided by the municipal TID equalized value without the TID increment. An additional 15% of the TID's new construction value may be added if the TID terminates within 75% of the Joint Review Board's (JRB's) expected life.

Contact [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov) for more information.

## Contact Us

MS 6-97

Wisconsin Department of Revenue  
Office of Technical and Assessment Services

PO Box 8971

Madison, WI 53708-8971

**Phone:** (608) 266-7750

**Email:** [tif@wisconsin.gov](mailto:tif@wisconsin.gov)

## Related Links

- [Act 12 Personal Property Exemption Adjustments](#)
- [Allocation Amendments](#)
- [Annexations](#)
- [Annual Report and Audits](#)
- [Base Value Redetermination](#)
- [Creation](#)
- [Developer's Agreement](#)
- [Extensions](#)
- [General](#)
- [Joint Review Board \(JRB\)](#)
- [Municipal Expenditures and Debt](#)
- [Municipal-Owned Property](#)
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- [Value Limit](#)

- [What to Consider before Creating a TID](#)

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# REDEVELOPMENT AUTHORITY MEETING MINUTES

December 11, 2025 at 5:15 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

## 1. CALL MEETING TO ORDER

@5:15pm

A. Pledge of Allegiance

B. Roll Call

PRESENT

Aaron Myszka

Vice-Chair Pat Kilsdonk

Terry Radtke

Lane Loveland

Garrett Lysne

Mary Jensen

ABSENT

Terry Lewis-Birkett

## 2. SELECTION OF A CHAIRPERSON

Motion to nominate by Loveland for Pat Kilsdonk, Kilsdonk declined the nomination.

Motion by Kilsdonk to nominate Myszka for chair, second by Loveland

Motion made by Vice-Chair Kilsdonk, Seconded by Loveland.

Voting Yea: Vice-Chair Kilsdonk, Loveland, Lysne, Jensen

Voting Abstaining: Myszka

## 3. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

None

## 4. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION

C. Tax Increment Districts: 2024 Annual Report and 2025 Equalized Values

Update by Finance Director John Jacobs. TID 1 has a deficit of 2,616,312.00. Possible growth in the area to come. TID 3 has no debt and will consider closing the TID. TID 4 due to close 11/03/2034 and is doing well.

D. Tax Increment Districts: 2026 Budgets

E. Update on Estimated Closure Dates For All Four Tax Increment Districts

F. Process For Closing Out TID #3 in 2026

Projected fund balance is \$168,442 and has no debt.

Motion to recommend VB to initiate the closure of TID 3 Prior to April 15, 2026.

Motion made by Vice-Chair Kilsdonk, Seconded by Lysne.  
Voting Yea: Myszka, Vice-Chair Kilsdonk, Loveland, Lysne, Jensen

G. 2025 TID #2 Budget Adjustment

Motion made by Vice-Chair Kilsdonk, Seconded by Jensen.  
Voting Yea: Myszka, Vice-Chair Kilsdonk, Radtke, Loveland, Lysne, Jensen

**5. PREVIOUS MEETING MINUTES FROM COMMISSIONS AND COMMITTEES - DISCUSSION AND POSSIBLE ACTION**

H. May 8, 2025 RDA Meeting Minutes

Motion made by Lysne, Seconded by Radtke.  
Voting Yea: Vice-Chair Kilsdonk, Radtke, Loveland, Lysne  
Voting Abstaining: Myszka, Jensen

I. August 14, 2025 Joint APC/RDA Meeting Minutes

Motion made by Radtke, Seconded by Lysne.  
Voting Yea: Vice-Chair Kilsdonk, Radtke, Loveland, Lysne  
Voting Abstaining: Myszka, Jensen

**6. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

Education program for all RDA members  
More frequent meetings at least every quarter.

**7. ADJOURNMENT**

@6:27pm  
Motion made by Vice-Chair Kilsdonk, Seconded by Loveland.  
Voting Yea: Myszka, Vice-Chair Kilsdonk, Radtke, Loveland, Lysne, Jensen

***NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.***

**Posted: 12/09/2025 Kronenwetter Municipal Center and [www.kronenwetter.gov](http://www.kronenwetter.gov)  
Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages, The Wausonian**

Minutes prepared by \_\_\_\_\_