



SUPPLEMENTAL PACKET MATERIAL FOR AUGUST 14, 2025 JOINT ADMINISTRATIVE POLICY COMMITTEE AND REDEVELOPMENT AUTHORITY MEETING AGENDA

August 14, 2025 at 5:30 PM

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

1. SUPPLEMENTAL PACKET MATERIAL

- A.** TID #1 Analysis
- B.** VOK TID #1 Financials
- C.** VOK TID Debt Service

Village of Kronenwetter
Joint RDA/APC Meeting 08/14/25
This TID #1 review was prepared by David Baker to the best
of his ability, based on research and discussions.
The forward looking estimates in this review by nature
are unlikely to be completely accurate.

Currently Developed

Parcel ID	Location	Acres	Improvement Value	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Tax Revenue Improvements Only	Year Developed	Notes
145-2707-101-0962	1962 Queenland, Epiroc	15.26	\$4,357,000	\$285,518	0	"A"	\$79,941	2006	"A" = Elevated out of Flood Plain
145-2707-101-0961	VOK Basins	15.17	\$0			15.17	\$61,059	2006	Guaranteed Revenue
Combined		30.43	\$4,357,000			Subtotal	\$141,000		for a period of time
145-2707-101-0968	Gardner Park Road, Wausau Tile	14.216	\$4,857,700	\$341,707	0	0	\$90,155	2016	

In Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Estimated Tax Revenue	Year Developed	Notes
145-2707-101-0966	1260 Kowalski, Kronenwetter Storage	3.312	\$1,159,200	\$350,000	0	0	\$18,547	\$2,025	

Ready for Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	Target \$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Annual Tax Revenue	Year Developed	Notes
145-2707-021-0981	1619 County Road XX, Tower and XX	22.128	\$7,744,800	\$350,000	0	Minimal	\$123,916.80	NA	
145-2707-021-0980	2409 Tower Road, (abuts Trailwood)	15	\$5,250,000	\$350,000	0	Minimal	\$84,000.00	NA	
145-2707-101-0967	2071 Queenland, West Parcel	9.16	\$3,206,000	\$350,000	0	0	\$51,296.00	NA	Road, Sewer and Water in place
						Subtotal	\$259,212.80		

Higher Cost to Develop

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Annual Tax Revenue	Year Developed	Notes
145-2707-101-0965	2070 Queenland, East Parcel	11	\$3,850,000	\$350,000	0	22.3	\$61,600.00	NA	Need to raise land about 2 feet.
	Total	22.3							I estimate that 11 to 15 acres could be raised and developed.
									Perhaps \$12,500 per raised acre.
									Estimated Required Developer Incentive: \$198,000
									Road, Sewer and Water in place
145-2707-024-0986	Kowalski and I39, NE Corner	150				Substantial			Cost to develop dependent upon type of development

Impairments to Development

Parcel ID	Location	Acres	Target Improvement Per TID Plan	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Potential Est. Tax Revenue	Year Developed	Notes
145-2707-023-0996	Kowalski and I39, NW Corner	35.58			0	30 +		NA	No access to sewer and water without Village negotiating an easement
	This parcel is currently the subject of litigation. On advice of Attorney Adams, no discussion, comments, or questions should be made about this parcel. Any questions or discussions about this parcel will be ruled out of order.								Right turn only in, right turn only out (Village could rectify)
									Owner estimates approximate cost of \$100,000 per acre to raise land out of flood plain.
									Would need to raise land from about 3 to 7 feet on various parts of parcel.
									12 to 20 acres could be raised out of flood plain, using a sand/gravel pit to offset cost.
									This most likely would not occur until close to time that TID 1 closes.

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The forward looking estimates in this review by nature are unlikely to be completely accurate.

Advance from Village (2024 EOY)		\$2,625,130
TID #1 Debt (2024 EOY)		\$3,295,000
Total		\$5,920,130
Estimated Additional 2025 - 2027		\$300,000
Estimated TID #1 Debt + Advance in 2027		\$6,220,130
Years Remaining until 2044 End of TID #1	2028	16
Increase in Cashflow Required to Break Even		\$112,591
Estimated Increase with Development only on Tower/XX		\$201,464
Annual Cash Flow Available to Repay Advance		\$88,873
Years to Repay Village Advance		33
Estimated Increase with Tower/XX and Queensland Development		\$314,360.00
Annual Cash Flow Available to Repay Advance		\$201,769
Years to Repay Village Advance		9

VILLAGE OF KRONENWETTER
Tax Increment District (TID) #1 Fund
Year Ended December 31, 2024 and 2023
(Pre-Audited as of 5/27/2025)

	2024 Pre-Audited	2024 Final Budget	2024 Budget Variance - Positive (Negative)	2023 Audited
REVENUES:				
Property Taxes	\$ 252,278	\$ 252,278	\$ -	\$ 284,575
State Aids - Exempt Computer Aid	568	568	-	568
Tax Guarantee - Developers	56,464	49,416	7,048	49,415
Interest Income	14,244	15,000	(756)	17,365
TOTAL REVENUES	\$ 323,554	\$ 317,262	\$ 6,292	\$ 351,923
EXPENDITURES:				
TID Admin Staff	\$ 2,988	\$ 3,963	\$ 975	\$ 6,813
TID Misc Exps	875	2,388	1,513	3,223
RDA Committee	562	600	38	644
Debt - Principal Payments	330,000	330,000	-	315,000
Debt - Interest Payments	101,108	101,108	-	108,764
Debt - Issuance Costs	612	612	-	612
TOTAL EXPENDITURES	\$ 436,145	\$ 438,671	\$ 2,526	\$ 435,056
NET CHANGE IN FUND BALANCE	\$ (112,591)	\$ (121,409)	\$ 8,818	\$ (83,133)
Fund Balance (Deficit) - January 1st	(2,503,721)	(2,503,721)		(2,420,588)
Fund Balance (Deficit) - December 31st	<u>\$ (2,616,312)</u>	<u>\$ (2,625,130)</u>		<u>\$ (2,503,721)</u>

2024 ADVANCE FROM
GENERAL FUND = \$112,591

TOTAL DEBT SERVICE PAYMENT BY FUNDING SOURCE:

Debt Service Fund - Tax Levy:

12/31/2023	12/31/2024		12/31/2025		2026	2027	2028	2029	2030	2031	2032	2033
	Principal Balance	Payment	Principal Balance	Payment								
\$ 785,000.00	\$ 171,300.00	\$ 635,000.00	\$ 171,725.00	\$ 480,000.00	\$ 167,075.00	\$ 167,350.00	\$ 167,475.00	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,100,000.00	\$ 471,100.00	\$ 1,705,000.00	\$ 474,900.00	\$ 1,290,000.00	\$ 477,900.00	\$ 455,600.00	\$ 433,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 732,208.00	\$ 90,027.77	\$ 671,029.23	\$ 90,027.77	\$ 606,498.36	\$ 90,027.77	\$ 90,027.77	\$ 90,027.77	\$ 90,027.77	\$ 90,027.77	\$ 90,027.77	\$ 90,027.77	\$ 88,474.51
\$ -	\$ -	\$ 1,465,000.00	\$ 57,925.00	\$ 1,465,000.00	\$ 63,000.00	\$ 67,875.00	\$ 87,125.00	\$ 461,250.00	\$ 295,800.00	\$ 290,300.00	\$ 289,500.00	\$ 229,500.00
\$ 3,617,208.00	\$ 732,427.77	\$ 4,476,029.23	\$ 794,577.77	\$ 3,841,498.36	\$ 798,002.77	\$ 780,852.77	\$ 778,127.77	\$ 551,277.77	\$ 385,827.77	\$ 380,327.77	\$ 379,527.77	\$ 317,974.51

ID #1:

12/31/2023	2024		12/31/2024		12/31/2025		2025		2026		2027		2028		2029		2030		2031		2032		2033	
	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	
	\$ 1,810,000.00	\$ 168,707.50	\$ 1,690,000.00	\$ 166,217.50	\$ 1,570,000.00	\$ 168,490.00	\$ 168,490.00	\$ 168,490.00	\$ 168,490.00	\$ 168,490.00	\$ 165,521.25	\$ 167,332.50	\$ 168,852.50	\$ 170,070.00	\$ 166,080.00	\$ 166,875.00	\$ 167,412.50							
	\$ 945,000.00	\$ 106,400.00	\$ 875,000.00	\$ 103,600.00	\$ 805,000.00	\$ 105,700.00	\$ 105,700.00	\$ 103,600.00	\$ 105,700.00	\$ 105,700.00	\$ 107,600.00	\$ 104,400.00	\$ 111,000.00	\$ 107,400.00	\$ 108,700.00	\$ 104,900.00	\$ 106,000.00							
	\$ 870,000.00	\$ 156,000.00	\$ 730,000.00	\$ 153,200.00	\$ 590,000.00	\$ 155,350.00	\$ 155,350.00	\$ 153,200.00	\$ 155,350.00	\$ 155,350.00	\$ 152,450.00	\$ 154,500.00	\$ 151,500.00	\$ 157,000.00	\$ 158,000.00	\$ 154,000.00	\$ 156,000.00							
	\$ 3,625,000.00	\$ 431,107.50	\$ 3,295,000.00	\$ 423,017.50	\$ 2,965,000.00	\$ 429,540.00	\$ 429,540.00	\$ 423,017.50	\$ 429,540.00	\$ 429,540.00	\$ 425,571.25	\$ 426,232.50	\$ 431,352.50	\$ 277,470.00	\$ 274,780.00	\$ 271,775.00	\$ 273,412.50							

ID #2:

Name of Debt Obligation	12/31/2023		12/31/2024		12/31/2025		2025		2026		2027		2028		2029		2030		2031		2032		2033	
	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Payment		Payment		Payment		Payment		Payment		Payment		Payment		Payment		Payment	
2024B G.O. Notes	\$ -	\$ -	\$ 6,390,000.00	\$ -	\$ 5,700,000.00	\$ 940,768.06	\$ 940,768.06		\$ 929,750.00		\$ 909,875.00		\$ 894,125.00		\$ 911,500.00		\$ 876,400.00		\$ 864,800.00		\$ 832,800.00		\$ 428,400.00	
	\$ -	\$ -	\$ 6,390,000.00	\$ -	\$ 5,700,000.00	\$ 940,768.06	\$ 940,768.06		\$ 929,750.00		\$ 909,875.00		\$ 894,125.00		\$ 911,500.00		\$ 876,400.00		\$ 864,800.00		\$ 832,800.00		\$ 428,400.00	

ID #3:

Name of Debt Obligation	12/31/2023		12/31/2024		12/31/2025		2025		2026		2027		2028		2029		2030		2031		2032		2033	
	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Payment		Payment		Payment		Payment		Payment		Payment		Payment		Payment		Payment	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

ID #4:

12/31/2023	2024		12/31/2024		2025		12/31/2025		2026		2027		2028		2029		2030		2031		2032		2033	
	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment
\$ 695,000.00	\$ 189,500.00	\$ 530,000.00	\$ 187,800.00	\$ 360,000.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00	\$ 185,900.00	\$ 188,700.00
\$ 585,000.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00	\$ 585,000.00	\$ 11,700.00	\$ 11,700.00
\$ 1,280,000.00	\$ 201,200.00	\$ 1,115,000.00	\$ 199,500.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00	\$ 945,000.00	\$ 197,600.00	\$ 200,400.00

Water Utility Fund:

12/31/2023	2024		12/31/2024		12/31/2025		2026		2027		2028		2029		2030		2031		2032		2033	
	Principal Balance	Payment	Principal Balance	Payment	Principal Balance	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment	
\$ -	\$ 26,406.22	\$ 2,282,472.90	\$ 2,282,472.90	\$ 196,535.20	\$ 3,249,087.07	\$ 217,229.86	\$ 217,195.49	\$ 217,160.40	\$ 217,124.56	\$ 217,087.93	\$ 217,050.53	\$ 217,012.33	\$ 216,973.31									
\$ -	\$ 26,406.22	\$ 2,282,472.90	\$ 2,282,472.90	\$ 196,535.20	\$ 3,249,087.07	\$ 217,229.86	\$ 217,195.49	\$ 217,160.40	\$ 217,124.56	\$ 217,087.93	\$ 217,050.53	\$ 217,012.33	\$ 216,973.31									
\$ 8,522,208.00	\$ 1,391,141.49	\$ 17,558,502.13	\$ 2,554,398.53	\$ 16,700,585.43	\$ 2,572,122.63	\$ 2,572,122.63	\$ 2,533,894.51	\$ 2,515,445.67	\$ 2,312,204.83	\$ 1,958,785.70	\$ 1,736,958.30	\$ 1,701,115.10	\$ 1,236,760.92									

TOTAL DEBT SERVICE PAYMENT BY FUNDING SOURCE:

Debt Service Fund - Tax Levy:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
2018 G.O. Notes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 844,925.00
2021A G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,313,000.00
2023 Fire Truck Note	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 898,724.44
2024B G.O. Notes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,842,275.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,898,924.44

TID #1:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
2016 Lease Rev Bonds	\$ 167,722.50	\$ 167,800.00	\$ 167,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,178,721.25
2021A G.O. Bonds	\$ 102,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,167,700.00
2021B G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 923,000.00
	\$ 269,722.50	\$ 167,800.00	\$ 167,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,269,421.25

TID #2:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
2024B G.O. Notes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,588,418.06
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,588,418.06

TID #3:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TID #4:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
2021A G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751,900.00
2021B G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649,550.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,401,450.00

Water Utility Fund:

Name of Debt Obligation	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Payments 2024-2043
2024 Safe Water Drinking Loan	\$ 216,933.44	\$ 216,892.73	\$ 216,851.15	\$ 216,808.67	\$ 216,765.27	\$ 216,720.93	\$ 216,675.66	\$ 216,629.42	\$ 216,582.19	\$ 226,333.64	\$ 4,136,968.93
	\$ 216,933.44	\$ 216,892.73	\$ 216,851.15	\$ 216,808.67	\$ 216,765.27	\$ 216,720.93	\$ 216,675.66	\$ 216,629.42	\$ 216,582.19	\$ 226,333.64	\$ 4,136,968.93
	\$ 486,655.94	\$ 384,692.73	\$ 384,491.15	\$ 216,808.67	\$ 216,765.27	\$ 216,720.93	\$ 216,675.66	\$ 216,629.42	\$ 216,582.19	\$ 226,333.64	\$ 23,295,182.68