



REDEVELOPMENT AUTHORITY MEETING AGENDA

November 14, 2024 at 6:00 PM

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

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

- [C.](#) Discussion and Possible Action: 2025 RDA Budget

4. OLD BUSINESS

- [D.](#) Update on TID 2 Projects

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: 11/13/2024 Kronenwetter Municipal Center and 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
BUDGET 2025

TAX INCREMENTAL FINANCING DISTRICT #4 - Fund #454

REVENUES	2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	ACTIVITY	ESTIMATED	PROPOSED	% Change	COMMENTS:	
						THROUGH 09/30/2024:	YEAR END 2024:	BUDGET 2025:			
454-41000-110	Property Tax Revenue	\$ 93,846.75	\$ 109,216.79	\$ 102,234.76	\$ 159,216.65	\$ 129,408.91	\$ 129,408.91	\$ 129,408.91	\$ 129,408.91	0.00%	Based on TID Increment Worksheet from State
454-43000-550	State Exempt Computer Aid	\$ 674.82	\$ 674.82	\$ 674.81	\$ 674.82	\$ 675.00	\$ 674.82	\$ 674.82	\$ 674.82	-0.03%	
454-43670-000	Personal Property State Aid	\$ 361.75	\$ 141.95	\$ 361.75	\$ 361.75	\$ 362.00	\$ 361.75	\$ 361.75	\$ 3,527.85	874.54%	
454-47400-000	Tax Guarantee - Developers	\$ 16,488.90	\$ 13,821.68	\$ 21,538.84	\$ 26,845.14	\$ 26,840.00	\$ 26,895.82	\$ 26,895.82	\$ 26,895.82	0.21%	
454-48000-000	Interest on Investments	\$ 694.54	\$ 141.19	\$ 1,131.89	\$ 5,213.00	\$ 3,500.00	\$ 2,176.64	\$ 2,902.19	\$ 2,500.00	-28.57%	
454-00-48300-000-000	Land Sales	\$ 1,000.00	\$ 69,025.00				\$ -	\$ -	\$ -	#DIV/0!	
454-00-49000-130-000	Loan Proceeds	\$ -	\$ 1,585,000.00	\$ -		\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-00-49110-000-000	Premium on Debt		\$ 164,051.25				\$ -	\$ -	\$ -	#DIV/0!	
		\$ 113,066.76	\$ 1,942,072.68	\$ 125,942.05	\$ 192,311.36	\$ 160,785.91	\$ 159,517.94	\$ 160,243.49	\$ 163,007.40	1.38%	

EXPENDITURES	2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	ACTIVITY	ESTIMATED	PROPOSED	% Change	COMMENTS:	
						THROUGH 09/30/2024:	YEAR END 2024:	BUDGET 2025:			
454-00-51300-300-001	Legal	\$ 150.00	\$ 167.00	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-51400-450-000	TID #4; Fees & Bank Charges	\$ -	\$ 0.10	\$ -	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	0.00%	State TID Fee
454-51400-460-000	Office Supplies	\$ 0.08	\$ -	\$ 0.18	\$ 0.03	\$ 10.00	\$ 0.02	\$ 10.00	\$ 10.00	0.00%	
454-51400-463-000	TIF Auditing	\$ 115.00	\$ 120.00	\$ 160.00	\$ 165.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	0.00%	
454-51400-464-000	TIF Consulting	\$ -	\$ -	\$ -	\$ 2,250.00	\$ 600.00	\$ -	\$ 600.00	\$ 600.00	0.00%	
	ADMINISTRATIVE STAFF									#DIV/0!	Administrator, Finance Director & Community Development Director
454-51410-302-110	Salaries & Wages	\$ 734.62	\$ 716.54	\$ 552.66	\$ 1,663.60	\$ 2,935.50	\$ 1,803.64	\$ 2,404.85	\$ 3,003.39	2.31%	
454-51410-302-151	FICA Taxes	\$ 54.29	\$ 51.86	\$ 39.62	\$ 58.88	\$ 224.57	\$ 137.55	\$ 183.40	\$ 229.76	2.31%	
454-51410-302-154	Health Insurance	\$ 121.40	\$ 128.29	\$ 66.75	\$ 84.35	\$ 600.63	\$ 349.26	\$ 465.68	\$ 633.77	5.52%	
454-51410-302-152	Retirement (WRS)	\$ 52.87	\$ 49.17	\$ 35.89	\$ 46.22	\$ 202.55	\$ 122.00	\$ 162.67	\$ 207.23	2.31%	
454-00-51410-302-330	Mileage	\$ 38.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-00-51500-560-000	RDA Committee Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	#DIV/0!	
454-58000-001-100	Debt Service - Principal	\$ 50,000.00	\$ 50,000.00	\$ 150,000.00	\$ 155,000.00	\$ 165,000.00	\$ 165,000.00	\$ 165,000.00	\$ 170,000.00	3.03%	
454-58000-001-220	Debt Service - Interest	\$ 44,283.96	\$ 32,946.11	\$ 47,200.00	\$ 42,600.00	\$ 36,200.00	\$ 19,750.00	\$ 36,200.00	\$ 29,500.00	-18.51%	
454-00-58000-001-221	Bond Issuance Costs	\$ -	\$ 27,475.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-00-58000-001-222	Payment to Refunding Bond Agen	\$ -	\$ 13,922.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-00-58000-002-100	Debt Service - Principal Refin	\$ -	\$ 1,707,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
454-00-59000-240-000	Transfer to Other Funds	\$ -	\$ -	\$ -	\$ 0.08	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
		\$ 95,550.29	\$ 1,832,736.65	\$ 198,205.10	\$ 202,018.16	\$ 206,523.25	\$ 187,912.47	\$ 205,776.60	\$ 205,534.15	-0.48%	

Fund Balance \$ 105,441.47 \$ 214,777.50 \$ 142,514.45 \$ 132,807.65 \$ 87,070.31 \$ 104,413.12 \$ 87,274.54 \$ 44,543.56

VILLAGE OF KRONENWETTER
BUDGET 2025

Section 3, Item C.

TAX INCREMENTAL FINANCING DISTRICT #2 - Fund #452

						ACTIVITY					
REVENUES		2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	THROUGH 09/30/2024:	ESTIMATED YEAR END 2024:	PROPOSED BUDGET 2025:	% Change	COMMENTS:
452-41000-110	Property Tax Revenue	\$ 727,515.52	\$ 864,178.34	\$ 739,897.04	\$ 951,012.83	\$ 844,012.52	\$ 844,012.52	\$ 844,012.52	\$ 844,012.52	0.00%	
452-43000-550	State Exempt Computer Aid	\$ 41,799.91	\$ 41,799.91	\$ 41,799.91	\$ 41,799.91	\$ 41,800.00	\$ 41,799.94	\$ 41,799.94	\$ 41,799.91	0.00%	
452-43670-000	Personal Property State Aid	\$ 2,495.22	\$ 1,965.87	\$ 2,495.22	\$ 2,495.22	\$ 2,500.00	\$ 2,495.22	\$ 2,495.22	\$ 3,301.15	32.05%	
452-00-47400-000-000	Tax Guarantee - Developers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
452-48000-000	Miscellaneous Revenue	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2.55	\$ -	\$ 11.56	\$ 11.56	\$ -	#DIV/0!	
452-48000-001	Interest Earned Investments	\$ 15,818.67	\$ 6,616.10	\$ 6,919.52	\$ 30,219.61	\$ 24,000.00	\$ 25,069.14	\$ 33,425.52	\$ 310,401.00	1193.34%	
452-49000-000	Proceeds; Loans/Financing	\$ -	\$ -	\$ -	\$ -	\$ 4,795,712.86	\$ -	\$ 6,313,074.82	\$ -	-100.00%	
452-00-49210-000-000	Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
	Debt Premium Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,768.00		
		\$ 788,629.32	\$ 915,560.22	\$ 792,111.69	\$ 1,025,530.12	\$ 5,708,025.38	\$ 913,388.38	\$ 7,234,819.58	\$ 1,450,282.58	-74.59%	
EXPENDITURES		2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	THROUGH 09/30/2024:	ESTIMATED YEAR END 2024:	PROPOSED BUDGET 2025:	% Change	COMMENTS:
452-51100-300-001	Prfl Services; Engineering	\$ 33,502.35	\$ 3,729.10	\$ 3,500.00	\$ 59,309.20	\$ 269,530.00	\$ 191,923.41	\$ 269,530.00	\$ -	-100.00%	
452-51200-300-001	Prfl Services; Marketing	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	-100.00%	
452-51300-300-001	Prfl Services; Legal	\$ 930.00	\$ 1,001,336.00	\$ 7,596.00	\$ 2,275.50	\$ 10,000.00	\$ 665.00	\$ 10,000.00	\$ -	-100.00%	
452-51350-300-001	Construction	\$ 916,744.73	\$ 11,500.00	\$ -	\$ -	\$ 3,417,000.00	\$ -	\$ -	\$ -	-100.00%	
452-51375-300-001	TIF Incentives	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	-100.00%	
452-51400-450-000	Bank and Investment Fees	\$ 674.54	\$ 2,044.34	\$ 2,053.59	\$ 1,900.24	\$ 2,500.00	\$ 150.00	\$ 2,500.00	\$ 1,000.00	-60.00%	
452-51400-460-000	Office Supplies	\$ 0.96	\$ 1.00	\$ 1.27	\$ 140.09	\$ 100.00	\$ 80.42	\$ 100.00	\$ 100.00	0.00%	
452-51400-463-000	TIF Auditing	\$ 1,380.00	\$ 1,440.00	\$ 1,920.00	\$ 1,980.00	\$ 4,000.00	\$ 1,499.20	\$ 4,000.00	\$ 4,000.00	0.00%	
452-51400-464-000	TIF Consulting	\$ -	\$ -	\$ -	\$ 9,032.12	\$ 20,000.00	\$ 209.62	\$ 20,000.00	\$ 10,000.00	-50.00%	
										#DIV/0!	
										#DIV/0!	
ADMINISTRATIVE STAFF											
452-51410-302-110	Salaries & Wages	\$ 8,815.06	\$ 8,599.60	\$ 6,631.82	\$ 13,879.69	\$ 33,427.06	\$ 12,791.67	\$ 25,583.34	\$ 7,767.14	-76.76%	Administrator, Public Works Director, Finance Director & Community Development Director
452-51410-302-151	FICA Taxes	\$ 652.33	\$ 622.48	\$ 474.96	\$ 656.65	\$ 2,557.17	\$ 980.01	\$ 1,960.02	\$ 594.19	-76.76%	
452-51410-302-154	Health Insurance	\$ 1,449.38	\$ 1,539.85	\$ 804.88	\$ 883.46	\$ 8,008.42	\$ 2,354.97	\$ 4,709.94	\$ 633.77	-92.09%	
452-51410-302-152	Retirement (WRS)	\$ 632.91	\$ 589.13	\$ 432.24	\$ 511.16	\$ 2,306.47	\$ 854.47	\$ 1,708.94	\$ 535.93	-76.76%	
452-51410-302-330	Mileage	\$ 417.69	\$ 13.44	\$ -	\$ 19.65	\$ 500.00	\$ -	\$ 500.00	\$ -	-100.00%	
452-51500-560-110	RDA Committee Wages	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ 600.00	100.00%	
452-57000-100-203	Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ 1,830,470.00	\$ -	\$ -	\$ -	-100.00%	
452-00-58000-001-100	Debt Service - Principal	\$ 110,000.00	\$ 2,608,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690,000.00	#DIV/0!	
452-00-58000-001-220	Debt Service - Interest	\$ 73,287.00	\$ 40,413.25	\$ 1,553.88	\$ 1,561.64	\$ -	\$ -	\$ -	\$ 250,768.00	#DIV/0!	
452-58000-001-221	Bond Issuance Costs	\$ -	\$ 750.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%	
452-00-59000-240-000	Transfers to Other Funds	\$ 236,000.00	\$ -	\$ -	\$ 0.56	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
		\$ 1,384,486.95	\$ 3,680,578.19	\$ 24,968.64	\$ 92,149.96	\$ 5,711,699.12	\$ 211,508.77	\$ 450,892.24	\$ 966,999.03	-83.07%	
Fund Balance		\$ 1,574,062.37	\$ (1,190,955.60)	\$ (423,812.55)	\$ 509,567.61	\$ 505,893.87	\$ 1,211,447.22	\$ 7,293,494.95	\$ 989,177.42		

VILLAGE OF KRONENWETTER
BUDGET 2025

TAX INCREMENTAL FINANCING DISTRICT #3 - Fund #453

REVENUES

	2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	ACTIVITY THROUGH 09/30/2024:	ESTIMATED YEAR END 2024:	PROPOSED BUDGET 2025:	% Change	COMMENTS:	
453-41000-110	Property Tax Revenue	\$ 13,636.75	\$ 14,001.63	\$ 11,454.38	\$ 12,991.82	\$ 34,130.78	\$ 34,130.78	\$ 34,130.78	\$ 34,130.78	0.00%	
453-43670-000	Personal Property State Aid	\$ 533.91	\$ 981.92	\$ 533.91	\$ 533.91	\$ 533.91	\$ 533.91	\$ 583.00	\$ 583.00	9.19%	
453-48000-000	Interest on Investments	\$ 257.40	\$ 207.80	\$ 119.54	\$ 4,281.48	\$ 2,076.25	\$ 2,768.33	\$ 2,500.00	\$ 2,500.00	-52.38%	
		\$ 14,428.06	\$ 15,191.35	\$ 12,107.83	\$ 17,807.21	\$ 39,914.69	\$ 36,740.94	\$ 37,433.02	\$ 37,213.78	-6.77%	

EXPENDITURES

	2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED BUDGET 2024:	ACTIVITY THROUGH 09/30/2024:	ESTIMATED YEAR END 2024:	PROPOSED BUDGET 2025:	% Change	COMMENTS:	
453-51300-300-001	Legal	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ -	\$ 150.00	\$ 150.00	0.00%	State Fee	
453-51400-450-000	TID #3; Fees & Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ 150.00	\$ -	-100.00%		
453-51400-460-000	Office Supplies	\$ 0.08	\$ 0.10	\$ 0.93	\$ 0.56	\$ 10.00	\$ -	\$ 10.00	0.00%		
453-51400-463-000	TIF Auditing	\$ 115.00	\$ 120.00	\$ 160.00	\$ 165.00	\$ 600.00	\$ 600.00	\$ 600.00	0.00%		
453-51400-464-000	TIF Consulting	\$ -	\$ -	\$ -	\$ 2,250.00	\$ 450.00	\$ -	\$ 450.00	0.00%		
	ADMINISTRATIVE STAFF								#DIV/0!		
453-51410-302-110	Salaries & Wages	\$ 734.85	\$ 716.54	\$ 552.66	\$ 1,663.60	\$ 2,935.50	\$ 1,803.64	\$ 2,404.85	\$ 3,003.39	2.31%	Administrator, Finance Director & Community Development Director
453-51410-302-151	FICA Taxes	\$ 54.29	\$ 51.86	\$ 39.62	\$ 58.84	\$ 224.57	\$ 137.53	\$ 183.37	\$ 229.76	2.31%	
453-51410-302-154	Health Insurance	\$ 122.37	\$ 129.10	\$ (185.89)	\$ 84.42	\$ 600.63	\$ 349.21	\$ 465.61	\$ 633.77	5.52%	
453-51410-302-152	Retirement (WRS)	\$ 52.87	\$ 49.17	\$ 35.89	\$ 46.23	\$ 202.55	\$ 122.00	\$ 162.67	\$ 207.23	2.31%	
453-00-51410-302-330	Mileage	\$ 9.90	\$ 19.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
453-00-51500-560-000	RDA Committee Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	#DIV/0!	
453-00-59000-240-000	Transfer to Other Funds	\$ -	\$ -	\$ -	\$ 1.12	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
		\$ 1,239.36	\$ 1,236.37	\$ 753.21	\$ 4,419.77	\$ 5,323.25	\$ 3,162.38	\$ 4,576.51	\$ 5,884.15	10.54%	

Fund Balance \$ 60,013.70 \$ 73,968.68 \$ 85,323.30 \$ 98,710.74 \$ 133,302.18 \$ 132,289.30 \$ 131,567.26 \$ 164,631.81

VILLAGE OF KRONENWETTER
BUDGET 2025

TAX INCREMENTAL FINANCING DISTRICT #1 - FUND #451

REVENUES		2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED	ACTIVITY	ESTIMATED YEAR	PROPOSED	% Change	COMMENTS:
						BUDGET 2024:	THROUGH	END 2024:	BUDGET 2025:		
451-41000-110	Property Tax Revenue	\$ 318,153.57	\$ 313,672.49	\$ 296,365.40	\$ 284,574.94	\$ 252,278.37	\$ 252,278.37	\$ 252,278.37	\$ 252,278.37	0.00%	
451-43000-550	State Exempt Computer Aid	\$ 567.52	\$ 567.52	\$ 567.52	\$ 567.51	\$ 568.00	\$ 567.51	\$ 567.51	\$ 567.51	-0.09%	
451-00-43670-000-000	Personal Property State Aid	\$ -	\$ (2,244.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,215.65	#DIV/0!	
451-47400-000	Tax Guarantee - Developers	\$ 43,535.67	\$ 47,535.14	\$ 51,175.25	\$ 49,415.26	\$ 49,415.26	\$ 56,463.88	\$ 56,463.88	\$ 56,463.88	14.26%	
451-48000-000	Interest on Investments	\$ 4,948.65	\$ 3,422.01	\$ 6,243.51	\$ 17,365.44	\$ 15,000.00	\$ 11,228.95	\$ 14,971.93	\$ 10,000.00	-33.33%	
451-00-49000-130-000	Loan Proceeds	\$ -	\$ 2,210,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-00-49000-140-000	Transfer from General Fund	\$ -	\$ -	\$ 67,384.00	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-00-49110-000-000	Premium on Debt	\$ -	\$ 299,233.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
		\$ 367,205.41	\$ 2,872,186.10	\$ 421,735.68	\$ 351,923.15	\$ 317,261.63	\$ 320,538.71	\$ 324,281.69	\$ 329,525.41	3.87%	
EXPENDITURES		2020 Actual:	2021 Actual:	2022 Actual:	2023 Actual:	ADOPTED	ACTIVITY	ESTIMATED YEAR	PROPOSED	% Change	COMMENTS:
						BUDGET 2024:	THROUGH	END 2024:	BUDGET 2025:		
451-00-51300-300-001	Legal Fee	\$ 166.00	\$ 150.00	\$ 150.00	\$ 750.04	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-51400-450-000	Bank and Investment Fees	\$ 357.35	\$ 1,069.79	\$ 1,087.78	\$ 1,077.23	\$ 1,000.00	\$ 150.00	\$ 1,000.00	\$ 1,000.00	0.00%	
451-00-51400-460-000	Office Supplies	\$ 0.48	\$ 0.50	\$ 3.84	\$ (0.10)	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-51400-463-000	TIF Auditing	\$ 690.00	\$ 720.00	\$ 1,905.00	\$ 990.00	\$ 1,000.00	\$ 725.00	\$ 1,000.00	\$ 1,000.00	0.00%	
451-51400-464-000	TIF Consulting	\$ -	\$ -	\$ -	\$ 406.11	\$ 388.00	\$ -	\$ 388.00	\$ 400.00	3.09%	
ADMINISTRATIVE STAFF										#DIV/0!	
451-51410-302-110	Salaries & Wages	\$ 4,407.97	\$ 4,299.74	\$ 3,309.12	\$ 5,900.67	\$ 2,935.50	\$ 1,816.46	\$ 2,935.50	\$ 3,003.39	2.31%	Administrator, Finance Director & Community Development Director
451-51410-302-151	FICA Taxes	\$ 326.01	\$ 311.23	\$ 226.77	\$ 293.27	\$ 224.57	\$ 138.94	\$ 224.57	\$ 229.76	2.31%	
451-51410-302-154	Health Insurance	\$ 740.64	\$ 771.67	\$ 398.99	\$ 362.82	\$ 600.63	\$ 354.70	\$ 600.63	\$ 633.77	5.52%	
451-51410-302-152	Retirement (WRS)	\$ 316.38	\$ 294.48	\$ 216.25	\$ 223.73	\$ 202.55	\$ 122.89	\$ 202.55	\$ 207.23	2.31%	
451-51410-302-330	Mileage	\$ 66.24	\$ -	\$ -	\$ 32.75	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-51500-560-110	RDA Committee Wages	\$ 225.63	\$ -	\$ 457.50	\$ 611.49	\$ 550.00	\$ -	\$ 550.00	\$ 600.00	9.09%	
451-51500-560-151	RDA Committee FICA	\$ -	\$ -	\$ -	\$ 32.51	\$ 50.00	\$ -	\$ 50.00	\$ -	-100.00%	
DEBT PAYMENTS DUE										#DIV/0!	
451-58000-001-100	Debt Service - Principal	\$ 125,000.00	\$ 3,182,000.00	\$ 310,000.00	\$ 315,000.00	\$ 330,000.00	\$ 330,000.00	\$ 330,000.00	\$ 330,000.00	0.00%	
451-58000-001-220	Debt Service - Interest	\$ 201,122.79	\$ 116,004.72	\$ 115,911.25	\$ 108,763.75	\$ 101,107.50	\$ 76,307.75	\$ 101,107.50	\$ 93,017.50	-8.00%	
451-58000-001-221	Bond Issuance Costs	\$ 612.00	\$ 39,155.07	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ -	-100.00%	
TRANSFERS OUT										#DIV/0!	
451-59000-240-000	Transfer to Other Funds	\$ -	\$ 20,644.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
451-59000-250-000	Transfers To General Fund	\$ -	\$ 2,442,840.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
		\$ 334,031.49	\$ 5,808,261.34	\$ 434,278.50	\$ 435,056.27	\$ 438,670.75	\$ 410,227.74	\$ 438,670.75	\$ 430,091.65	-1.96%	
Fund Balance		\$ 528,031.92	\$ (2,408,043.32)	\$ (2,420,586.14)	\$ (2,491,176.44)	\$ (2,612,585.56)	\$ (2,580,865.47)	\$ (2,605,565.50)	\$ (2,706,131.74)		

October 8, 2024

PROJECT PLAN AMENDMENT

Village of Kronenwetter, Wisconsin

Tax Incremental District No. 2



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for 9/16/2024
Public Hearing Held:	Scheduled for 9/16/2024
Approval by RDA:	Scheduled for 9/16/2024
Adoption by Village Board:	Scheduled for 10/8/2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 2 (“District”) is a Mixed Use District created on November 3, 2004. The District was created to promote the development on the southwest side of the community. The TID was created in an effort to expand the employment base along Interstate 39, the major north/south transportation corridor into Marathon County.

The District was amended:

- On August 30, 2005 for a territory amendment to include the land in the Northeast quadrant of the I-39 interchange and added project costs to the original project plan in the amount of \$800,000.
- On February 23, 2016 for a territory amendment to add 33 parcels, or about 198 acres or 26.9% of real property in the TID No. 2 boundary meets the statutory definition for planning for newly platted residential lots, and add infrastructure improvements of \$2,040,000 beyond what was initially included in the original TID No. 2 Project Plan.
- On June 11, 2019 for a non-territory amendment to allow for the construction of a new bridge crossing on Maple Ridge Road, just east of and within a half-mile of the TID boundary and the reallocation of funds to accurately represent current estimates. Additionally, the purposed of this amendment is to allow TID No. 2 to be a Donor District and allocate surplus increments with a Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f)2. The general purpose of TID No. 2 will not change as a result of this amendment; however, some of the revenue from TID No. 2 will be able to be allocated to projects in TID No. 4 (Recipient, Distressed TID).

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates adding total expenditures of approximately \$8,000,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs are provided in more detail in Section 5.

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 by 2032 as outlined in Section 9, 2 years earlier than its current maximum life of November 3, 2034.

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:**

Without the additional project costs the continued development and expected value growth within the district would not continue and the Village would not be able to complete the projects without tax increment financing as it relates to levy limits.

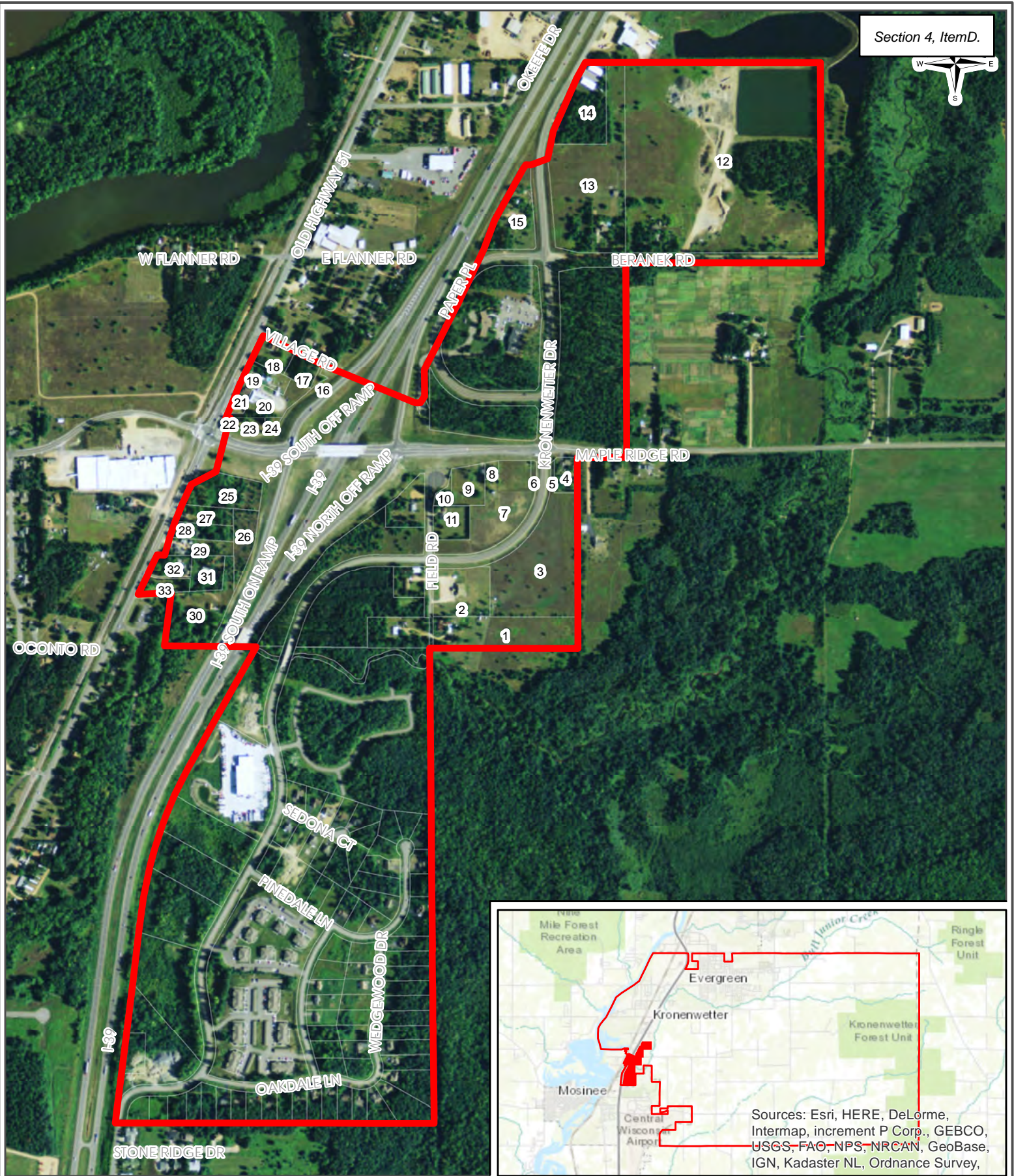
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in 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. The boundaries of the District are not being amended.

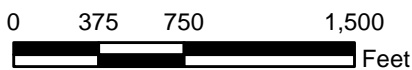
- 5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- 6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- 7. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
- 8. 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).



SECTION 2:
Map of Current District Boundary

A map identifying the current boundaries of the District is found on the following page. The Boundary Map included within the District's amended Project Plan dated February 23, 2016 remains unchanged.



Map 1 - Boundary, Parcels, & Orthographic
 Village of Kronenwetter



Proposed TID Boundaries 
 TID Parcels 

vierbicher
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201, Madison, WI 53703
 Phone: (608) 826-0532 Fax: (608) 826-0533

**SECTION 3:
Map Showing Existing Uses and Conditions**

The District’s boundaries are not being amended. The “Map Showing Existing Uses and Conditions” included within the District’s amended Project Plan dated February 23, 2016 remains unchanged.

**SECTION 4:
Equalized Value Test**

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

**SECTION 5:
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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on November 3, 2004 and its subsequent amendments as described in Section 1 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

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.

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.

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.

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 the following project cost expenditures outside the District:

- Kronenwetter Drive North (Phase B) TID2 to Kowalski Road. This is a 1.7-mile segment of construction. The Village has determined that only about 29.4% of this project benefits 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 6:
Map Showing Proposed Improvements and Uses

The District’s boundaries are not being amended. The “Map Showing Proposed Improvements and Uses” is found on the following page.

[INSERT PROJECTS MAP]

SECTION 7: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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.

[PROJECT COSTS TABLE ON NEXT PAGE]

Village of Kronenwetter, Wisconsin

Tax Increment District #2

Estimated Project List

Project ID	Project Name/Type	Original Project Plan	Amendment No. 1	Amendment No. 2	Amendment No. 3	Current Amendment	Non-Project Costs	Total (Note 1)
1	Sanitary Sewer & Lift Station	1,310,404	278,664			1,857,599		3,446,667
2	Watermain	701,113	149,095					850,208
3	Roads	914,942	194,567					1,109,509
4	Bridge	320,121						320,121
5	Right of Way Purchase	42,600						42,600
6	Land Purchase	110,000	85,064	1,000,000				1,195,064
7	Cash Grants	250,000		650,000				900,000
8	Electric Service; Gas Main	150,000						150,000
9	Soils Investigation	20,000		500,000	(400,000)			120,000
10	Financing, Legal, & Organizational	500,000	92,610	1,950,000	(17,700)	1,281,411		3,806,321
11	TID No.2 Park			200,000	(200,000)			0
12	Non-Vehicular Path (Kronenwetter Drive to TID#2 Park)			940,000				940,000
13	Municipal Center Park Trail Network			150,000				150,000
14	Non-motorized Pedestrian Path - Maple Ridge Rd to Nelson Rd			263,000				263,000
15	Village Entrance/Interstate Signage/Branding/Wayfinding			50,000				50,000
16	New Water Well			150,000				150,000
17	Reconstruction of Old Hwy 51 (Park and Ride to Nelson Road)			650,000				650,000
18	Reconstruction/Connection of Village, Jamroz, & Flanner Roads			232,000				232,000
19	Resurfacing of Timber Creek Crossing roads			180,000				180,000
20	Reconstruction of Beranek Road (Incl Water & Sewer)			828,000				828,000
21	Marketing			100,000				100,000
22	Administration Costs			180,000				180,000
23	Amend 2 Organizational Costs			18,000				18,000
24	Amend 2 Inflation Allowance			409,124				409,124
25	Kronenwetter Drive TID2 Portion Phase I					2,300,000		2,300,000
26	TID2 Local Roads Phase 1					2,100,000		2,100,000
27	Kronenwetter Drive North (Phase B)					429,412	1,030,588	1,460,000
Total Projects		4,319,180	800,000	8,450,124	(617,700)	7,968,422	1,030,588	21,950,614

Notes:

Note 1 Current Amendment project costs are estimates and are subject to modification

**SECTION 8:
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 an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create 2.9 million in incremental value by 2033. Assuming the Village’s current equalized TID Interim tax rate of \$14.11 per thousand of equalized value, the Project would generate \$8.3 million in incremental tax revenue over the remaining life of the District as shown in **Table 1**.

Table 1 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet								
Type of District	Special			Base Value	5,398,600			
District Creation Date	November 3, 2004			Appreciation Factor	0.50%			
Valuation Date	Jan 1,	2005		Base Tax Rate	\$20.00			
Max Life (Years)	25			Rate Adjustment Factor				
Expenditure Period/Termination	20	11/3/2024		Tax Exempt Discount Rate				
Revenue Periods/Final Year	24	2029		Taxable Discount Rate	1.50%			
Extension Eligibility/Years	Yes	6						
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment ¹	
11	2015	0	2016	18,330,300	2017	\$21.50	394,084	
12	2016	3,665,100	2017	21,995,400	2018	\$19.79	435,327	
13	2017	4,612,200	2018	26,607,600	2019	\$19.67	523,316	
14	2018	12,423,000	2019	39,030,600	2020	\$18.64	727,516	
15	2019	7,913,500	2020	46,944,100	2021	\$18.41	864,178	
16	2020	-4,860,300	2021	42,083,800	2022	\$17.58	739,897	
17	2021	20,517,600	2022	62,601,400	2023	\$15.19	951,013	
18	2022	-2,772,600	2023	59,828,800	2024	\$14.11	844,012	
19	2023	4,683,000	2024	64,511,800	2025	\$14.11	910,076	
20	2024	0	2025	322,559	2026	\$14.11	914,626	
21	2025	0	2026	324,172	2027	\$14.11	919,199	
22	2026	0	2027	325,793	2028	\$14.11	923,795	
23	2027	0	2028	327,422	2029	\$14.11	928,414	
24	2028	0	2029	329,059	2030	\$14.11	933,056	
25	2029	0	2030	330,704	2031	\$14.11	937,722	
26	2030	0	2031	332,358	2032	\$14.11	942,410	
27	2031	0	2032	334,019	2033	\$14.11	947,122	
28	2032	0	2033	335,689	2034	\$14.11	951,858	
Totals		46,181,500		2,961,774	Future Value of Increment		17,326,758	

Notes:
 1) Actual results will vary depending on development, inflation of overall tax rates.
 2) Years prior to 2015 hidden for formatting purposes.

Financing and Implementation

Table 2 provides a summary of the District’s financing plan.

Table 2 – Financing Plan

	2024		
	G.O. Notes	TID 2 Portion	Levy Portion
CIP Projects¹			
Lift Station and Force Main	1,857,599	1,857,599	
Kronenwetter Drive TID 2	2,300,000	2,300,000	
Local Roads Phase I	2,100,000	2,100,000	
Kronenwetter Drive North Phase B	1,030,588		1,030,588
Kronenwetter Drive North Phase B	429,412	429,412	
Subtotal Project Costs	7,717,599	6,687,011	1,030,588
CIP Projects¹	7,717,599	6,687,011	1,030,588
Estimated Issuance Expenses	191,938	166,281	25,657
Municipal Advisor (Ehlers)	47,900	41,497	6,403
Bond Counsel	25,000	21,658	3,342
Rating Fee	20,000	17,327	2,673
Maximum Underwriter's Discount	12.50 98,188	85,063	13,125
Paying Agent	850	736	114
Subtotal Issuance Expenses	191,938	166,281	25,657
TOTAL TO BE FINANCED	7,909,537	6,853,292	1,056,245
Estimated Interest Earnings	3.00% (57,882)	(50,153)	(7,729)
Assumed spend down (months)	3.00		
Rounding	3,345	1,861	1,485
PAR AMOUNT	7,855,000	6,805,000	1,050,000

Notes:

1) Project Total Estimates furnished from Village.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3, depicted on the following page), the District is projected to accumulate sufficient funds by the year 2032 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 Kronenwetter, Wisconsin

Tax Increment District #2

Cash Flow Projection - Option 2 2024 Capital Projects

Year	Projected Revenues					Expenditures											Balances			Year			
	Tax		Other	Debt Proceeds	Total Revenues	Actual Debt Service		G.O. Promissory Notes, 2013B 1,067,000			GO Notes, Series 2024 6,805,000			Other/TID 4			Total Expenditures	Annual	Cumulative		Principal Outstanding		
	Increments	Intergov.	Revenue			Principal	Interest	Dated Date:	Rate	Interest	Dated Date:	Est. Rate	Interest	Capital Outlay	Sharing	Admin.							
2016	455,030	66,816	188,073		709,919	365,000									49,598		38,188	537,215	172,704	1,122,730		2016	
2017	394,084	40,221	491,714		926,019	110,000									60,773		28,502	280,675	645,344	1,768,074		2017	
2018	435,327	40,812	57,756		533,895	110,000									14,998		102,412	306,335	227,560	1,995,634		2018	
2019	523,316	44,825	50,397		618,538	110,000									170,313		87,621	444,252	174,286	2,169,920		2019	
2020	727,516	44,295	16,819		788,630	110,000									950,247	236,000	14,954	1,384,488	(595,858)	1,574,062		2020	
2021	864,178	43,766	7,616		915,560	2,608,000									15,229	1,014,141	2,044	3,680,577	(2,765,017)	(1,190,955)		2021	
2022	739,897	44,295	7,920		792,112			187,000	3.25%	3,039					3,500		19,915	213,454	578,658	(612,297)		2022	
2023	951,013	44,295	32,715		1,028,023												45,746	45,746	982,277	369,980		2023	
2024	844,012	44,300	24,000	6,805,000	7,717,312									6,853,292	0	294,699	7,147,991	569,321	939,302	6,805,000		2024	
2025	910,076				910,076						690,000	3.56%	205,118		0	5,000	900,118	9,958	949,259	6,115,000		2025	
2026	914,626				914,626						690,000	3.53%	199,705		0	5,000	894,705	19,922	969,181	5,425,000		2026	
2027	919,199				919,199						705,000	3.48%	175,259		0	5,000	885,259	33,940	1,003,122	4,720,000		2027	
2028	923,795				923,795						725,000	3.45%	150,486		0	5,000	880,486	43,310	1,046,431	3,995,000		2028	
2029	928,414				928,414						780,000	3.45%	124,525		0	5,000	909,525	18,890	1,065,321	3,215,000		2029	
2030	933,056				933,056						805,000	3.45%	97,183		0	5,000	907,183	25,873	1,091,194	2,410,000		2030	
2031	937,722				937,722						825,000	3.45%	69,066			5,000	899,066	38,656	1,129,850	1,585,000		2031	
2032	942,410				942,410						825,000	3.45%	40,603			5,000	870,603	71,807	1,201,657	760,000		2032	
2033	947,122				947,122						760,000	3.47%	13,186			15,000	788,186	158,936	1,360,593	0		2033	
2034	951,858				951,858						0	3.50%	0				0	951,858	2,312,451	0		2034	
Total	16,374,900	760,278	6,554,198	15,718,000	39,407,376	16,044,287		2,211,137		187,000			3,039		6,805,000		1,075,130	9,758,421	1,250,141	868,036	38,202,191		Total

Notes:

Years prior to 2016 hidden for depiction purposes.
 Option 2 Capital Projects from Village staff 1/3/24 email to Ehlers.
 Debt Proceeds includes 4% Costs of Issuance.

Projected TID Closure

**SECTION 9:
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. No territory is being added to the District as part of this Plan Amendment.

**SECTION 10:
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 11:
Proposed Changes of Zoning Ordinances, Master Plan,
Map, Building Codes and Village Ordinances**

Zoning Ordinances

The proposed Plan Amendment 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 Amendment is in general conformance with the Village’s Comprehensive Plan.

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 Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued 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 13:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating opportunities for mixed use development and providing necessary public infrastructure improvements. 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.

SECTION 14:
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:

- Kronenwetter Drive North (Phase B) TID2 to Kowalski Road. This is a 1.7-mile segment of construction. The Village has determined that only about 29.4% of this project benefits the District.

**SECTION 15:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Village President
Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, Wisconsin 54455

RE: Project Plan Amendment for Tax Incremental District No. 2

Dear Village President:

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 Kronenwetter, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Kronenwetter Tax Incremental District No. 2 is complete and complies with the provisions of Wisconsin Statute 66.1105.

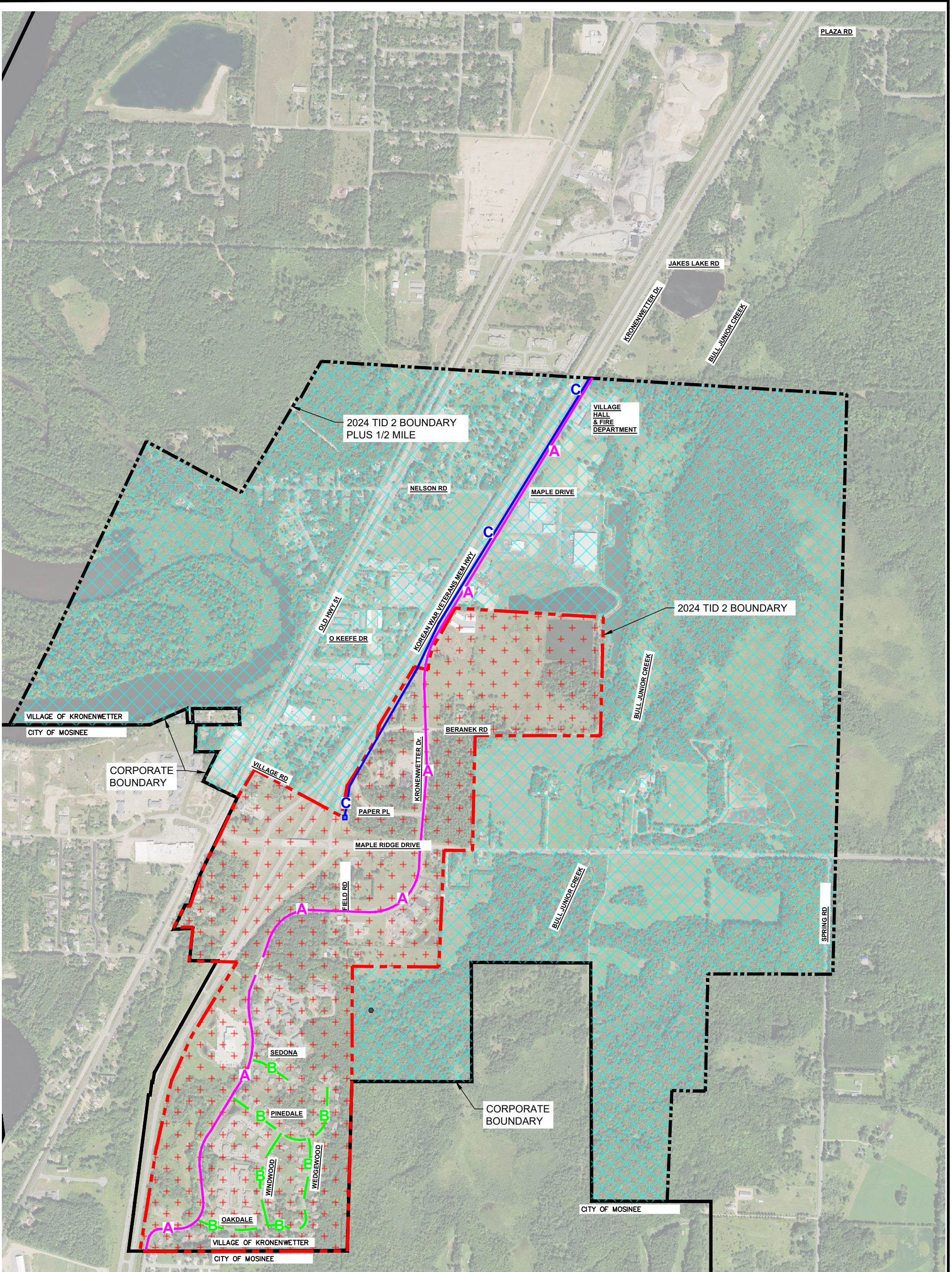
Sincerely,

Village Attorney

SECTION 16: 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.

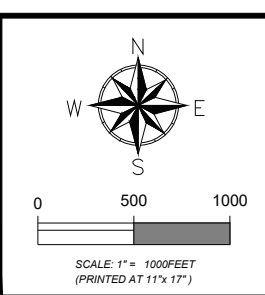
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:				2023				
						Percentage		
County				3,240,137		40.81%		
Special District				0		0.00%		
Municipality				2,476,973		31.20%		
School District of Mosinee				1,320,955		16.64%		
Technical College				901,509		11.35%		
Total				7,939,574				
Revenue Year	County	Special District	Municipality	School District of Mosinee	Technical College	0	Total	Revenue Year
2017	160,826	0	122,946	65,566	44,747	0	394,084	2017
2018	177,657	0	135,812	72,428	49,430	0	435,327	2018
2019	213,565	0	163,263	87,067	59,421	0	523,316	2019
2020	296,899	0	226,969	121,041	82,607	0	727,516	2020
2021	352,671	0	269,605	143,778	98,124	0	864,178	2021
2022	301,952	0	230,832	123,101	84,013	0	739,897	2022
2023	388,108	0	296,695	158,226	107,984	0	951,013	2023
2024	344,441	0	263,313	140,423	95,834	0	844,012	2024
2025	371,402	0	283,924	151,415	103,336	0	910,076	2025
2026	373,259	0	285,343	152,172	103,852	0	914,626	2026
2027	375,125	0	286,770	152,933	104,372	0	919,199	2027
2028	377,000	0	288,204	153,697	104,894	0	923,795	2028
2029	378,886	0	289,645	154,466	105,418	0	928,414	2029
2030	380,780	0	291,093	155,238	105,945	0	933,056	2030
2031	382,684	0	292,549	156,014	106,475	0	937,722	2031
2032	384,597	0	294,011	156,794	107,007	0	942,410	2032
2033	386,520	0	295,481	157,578	107,542	0	947,122	2033
<hr/>								
	6,682,590	0	5,108,610	2,724,391	1,859,309	0	16,374,900	
<hr/>								
Notes:								
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.								



+ TID 2 BOUNDARY
X TID 2 PLUS 1/2 MILE

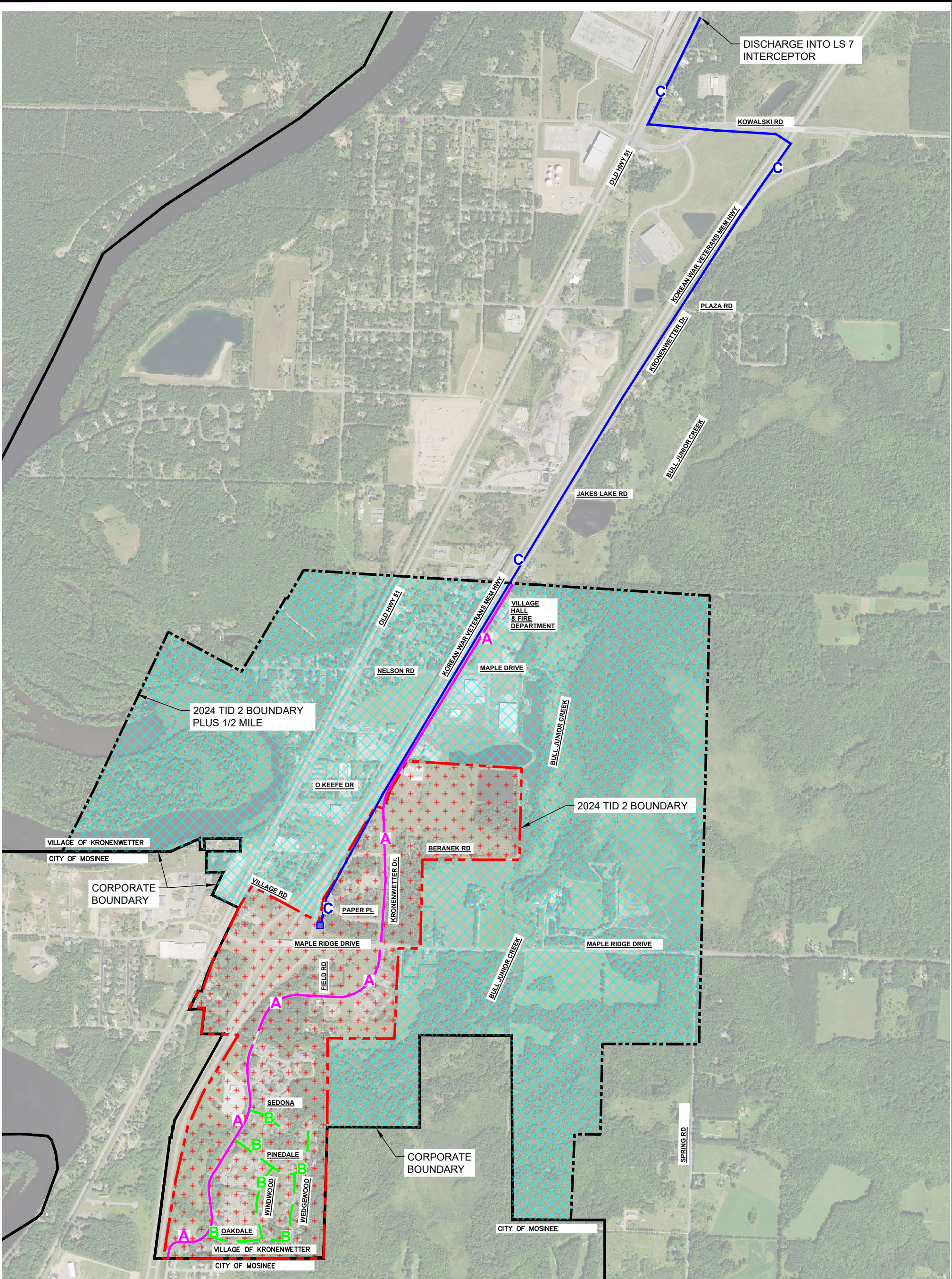
— (A) KRONENWETTER DRIVE IMPROVEMENTS
— (B) LOCAL ROAD IMPROVEMENTS
— (C) LIFTSTATION 8 & FORCEMAIN IMPROVEMENTS



PROJECT NO:	2024-020 (A)
DATE:	09/09/24
DESIGNED BY:	RJR
DRAWN BY:	WAC
SHEET:	TID MAP






KRONENWETTER TID 2 MAP
 KRONENWETTER 1/2 MILE BOUNDARY
 IMPROVEMENT PROJECTS
 VILLAGE OF KRONENWETTER, WI

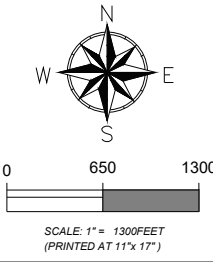
File: F:\PROJECT FILES\2023\2024\020 VILLAGE OF KRONENWETTER\01 LET STATION VALUE ENG\2024\020 VILLAGE OF KRONENWETTER\01 LET STATION VALUE ENG\FULL BLEED_B (11.00 X 17.00 INCHES).Dwg - 9/9/2024, 4:22 PM By: Wayne Casper



 TID 2 BOUNDARY
 TID 2 PLUS 1/2 MILE

 (A) KRONENWETTER DRIVE IMPROVEMENTS
 (B) LOCAL ROAD IMPROVEMENTS
 (C) LIFTSTATION 8 & FORCEMAIN IMPROVEMENTS

PROJECT NO: 2024-020 (A)
 DATE: 09/09/24
 DESIGNED BY: RJR
 DRAWN BY: WAC
 SHEET: TID MAP



KRONENWETTER TID 2 MAP
 KRONENWETTER 1/2 MILE BOUNDARY
 IMPROVEMENT PROJECTS
 VILLAGE OF KRONENWETTER, WI

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File: F:\PROJECT FILES\2023\2024\020 VILLAGE OF KRONENWETTER\01 LET STATION VALUE ENG\2024\020 VILLAGE MAP.DWG - Sheet Name: 2 - ANSI\FILL BLEED_B (11.00 x 17.00 INCHES). Date: 9/9/2024 6:02 PM By: Wayne Casper

RESOLUTION NO. 2024-015
RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 2

WHEREAS, the Village of Kronenwetter (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. 2 (the “District”) was created by the Village on November 3, 2004; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the “Amendment”) 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 Marathon County, the Mosinee School District, and the Northcentral 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 RDA, on September 11, 2024 held a public hearing concerning the proposed amendment to the District’s Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the RDA of the Village of Kronenwetter that:

1. The boundaries of Tax Incremental District No. 2 will not change as a result of this Amendment and will remain as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the District's Project Plan promotes orderly development in the Village.

Adopted this _____ day of _____, 2024.

RDA Chair

Clerk of the RDA

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 2
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]