



A G E N D A
CITY OF WAUPUN JOINT REVIEW BOARD
CITY HALL COUNCIL CHAMBERS
Tuesday, June 11, 2024 at 1:00 PM

The Joint Review Board will meet in-person, virtual, and teleconference. Instructions to join the meeting is provided below:

Join Virtual Meeting: <https://us02web.zoom.us/j/86330937777?pwd=aG1Ob0VycUtOT1FsQUQ1aVBuUjZUUT09>

Join Teleconference: 1-312-626-6799

Meeting ID: 863 3093 7777

Passcode: 847554

CALL TO ORDER

ROLL CALL

RECOGNITION OF MAYORAL APPOINTED PUBLIC MEMBER

- [1.](#) 2024 Joint Review Board Membership

NOMINATION AND ELECTION OF CHAIRPERSON

PRIOR MEETING MINUTES

- [2.](#) June 15, 2023 Joint Review Board Minutes of Meeting

PERFORMANCE OF TAX INCREMENTAL DISTRICTS

- [3.](#) 2024 TID Annual Meeting Presentation

PE-300 TID ANNUAL REPORTS

- [4.](#) TID Reports: TID 3, 5, 6, 7, 8, 9

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

JOINT REVIEW BOARD

The Joint Review Board consists of one representative from the school district, technical college, county, municipality, and public. When creating a multijurisdictional TID, each participating municipality may appoint one representative.

The Chair is chosen by a vote of the members at the first JRB meeting.

	REPRESENTATIVE	DESIGNEE
WAUPUN AREA SCHOOL DISTRICT	Steve Hill District Administrator	Carrie Hintze Director of Business Services
MORAINÉ PARK TECHNICAL COLLEGE	Bonnie Baerwald President	Carrie Kasubaski VP Finance/Administration
DODGE COUNTY	David Frohling County Board Supervisor	Andrew Johnson County Board Vice Chairman
FOND DU LAC COUNTY	Sam Kaufman County Executive	Erin Gerred Director of Administration
MUNICIPALITY	City of Waupun Mayor Rohn Bishop	
APPOINTED PUBLIC MEMBER	Daniel Siebers	



MINUTES
CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL
MEETING
City Hall Council Chambers 201 E Main Street,
Waupun
Wednesday, June 15, 2023 at 2:00 PM

CLERK CALLS THE MEETING TO ORDER

City Clerk/Treasurer Hull called the meeting to order at 2:00pm.

CLERK TAKES ROLL CALL

In-Person Members: Bishop, Siebers, Boelk

Virtual Members: Gerred, Hintze, Kasubaski

In-Person Staff: Clerk/Treasurer Hull, Administrator Schlieve, Finance Director Langenfeld

JOINT REVIEW BOARD MEMBERSHIP- RECOGNITION OF MAYORAL APPOINTED PUBLIC MEMBER

1. 2023-2024 City of Waupun Joint Review Board Membership

The Board acknowledges Daniel Siebers as the Public Member of the Board.

Other Board seats and their representatives:

Waupun School District – Director of Business Carrie Hintze

Technical College – VP Finance/Administration Carrie Kasubaski

Dodge County –County Board Vice Chairman Robert Boelk

Fond Du Lac County – Director of Administration Erin Gerred

Municipal – City of Waupun Mayor Rohn Bishop

NOMINATION AND ELECTION OF JOINT REVIEW BOARD CHAIRPERSON

Hull calls for nominations for Board Chairperson. Motion Boelk, second Gerred to nominate Bishop.

No other nominations are heard. Nominations close.

Motion Boelk, second Gerred to appoint Bishop as the 2023 Joint Review Board Chairperson. Motion Carried 6-0.

JOINT REVIEW BOARD PRIOR MEETING MINUTES

Joint Review Board Meeting Minutes - Annual Meeting on June 15, 2022

Motion Hintze, second Gerred to approve the June 15, 2022 annual meeting minutes of the Joint Review Board.

Motion carried 6-0.

Joint Review Board Meeting Minutes - Creation of TID 9 on September 28, 2022

Motion Boelk, second Hintze to approve the September 28, 2022 meeting minutes of the Joint Review Board.

Motion carried 6-0.

PERFORMANCE OF TAX INCREMENTAL DISTRICTS

Overview, Financial Reports, and Notes: TID 8 (Fond Du Lac County)

Created 2018 as mixed-use area. TID expenditure period ends 2034 with closure in 2039. This TID lies on the west side in Fond Du Lac County. Improvements consist of significant progress on developer-led housing development on Tanager Street. Future projects provide additional housing potential, additional storm water expenditures, and developer incentives/buyout. 2022 beginning fund balance provides (\$297,562), revenues of \$499,621, expenses of \$148,337, and year-end fund balance of \$53,722. Estimates for future projects, prior to closure of the TID, provides revenue of \$2,042,992, expenses of \$2,131,173, and a surplus of \$0.

Overview, Financial Reports, and Notes: TID 3 (Fond Du Lac and Dodge County)

Created 2005 as mixed use/blighted area which was amended in 2012 to extend boundaries. TID expenditure period ends 2027 with closure in 2032. This TID lies in our downtown central business district in both Dodge and Fond Du Lac Counties and shares with TID 6. Future projects provide CDA business relief grants, streetscaping, and targeted reinvestments. 2022 beginning fund balance provides (\$351,699), revenues of \$621,217, expenses of \$190,145 and year-end fund balance of \$79,373. Estimates for future projects, prior to closure of the TID, provides revenue of \$2,129,000, expenses of \$2,047,463, and a surplus of \$160,910.

Overview, Financial Reports, and Notes: TID 6 (Fond Du Lac and Dodge County)

Created 2012 as mixed use/blighted area and amended in 2012 and 2020. TID expenditure period ends 2034 with closure in 2039. This TID lies on the west side of the City in both Fond du Lac and Dodge County and shares with TID 3. Future projects provide public infrastructure and redevelopment of McKinley Street and 1005 W. Main Street. 2022 beginning fund balance provides (\$352,013), revenues of \$141,653, expenses of \$172,610, and year-end balance of \$(382,970). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,231,325, expenses of \$2,543,000, and a surplus of \$0.

Overview, Financial Reports, and Notes: TID 5 (Dodge County)

Created 2008 as mixed use and amended in 2012 and extended in 2018. TID expenditure period ends 2023 with closure in 2034. This TID lies on the east side in Dodge County for commercial development. There are no future planned projects. 2022 beginning fund balance provides (\$1,792,873), revenues of \$431,547, expenses of \$385,630, and year-end fund balance of \$(1,746,956). Projected revenues, prior to closure of the TID, provides \$5,022,000, expenses of \$3,338,365, and a surplus of \$0.

Overview, Financial Reports, and Notes: TID 7 (Dodge County)

Created 2017 as mixed use. TID expenditure period ends 2033 with closure in 2038. This TID lies on the east side in Dodge County for commercial development. Future projects provide for multi-family, truck-friendly commercial projects with the possible extension of Shaler Drive and the extension of Bayberry and stormwater infrastructure. 2022 beginning fund balance provides (\$224,195), revenues of \$113,838, expenses of \$133,118, and year-end fund balance of (\$243,474). Estimates for future projects, prior to TID closure, provides revenue of \$3,259,775, expenses of \$3,789,858, and a surplus of \$286,609.

Overview, Financial Reports, and Notes: TID 9 (Dodge County)

Created 2022 as mixed use. TID expenditure period ends 2037 with closure in 2043. This TID lies on the south side in Dodge County for commercial development. Future projects provide for industrial and residential development (Claggett subdivision) and possible extension of Shaler Drive. 2022 beginning fund balance provides \$0, revenues of \$0, expenses of \$902,368, and year-end fund balance of (\$902,368). Projected revenues, prior to closure of the TID, Provides \$10,426,740, expenses of \$9,215,784, and a surplus of \$308,588.

ACCEPTANCE OF THE PE-300 TID ANNUAL REPORTS

Motion Boelk, second Siebers to accept the 2022 PE-300 TID Annual Reports. Motion carried 6-0.

ADJOURNMENT

Motion Boelk, second Hintze duly called the meeting adjourned at 2:21pm. Motion carried 6-0.



JRB Annual Meeting

TID 3, 5, 6, 7, 8 and 9

June 11, 2024

AGENDA

AGENDA

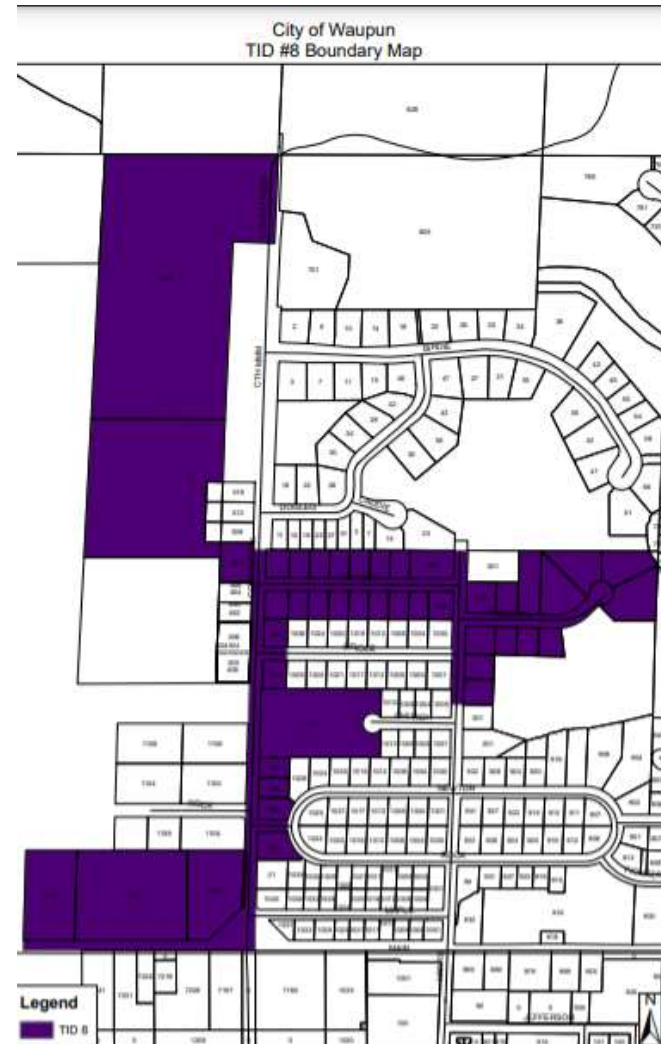
1. TID Overview
2. TID Financial Report
3. TID Notes

SEQUENCE

1. Fond du Lac County
 - a. TID 8
2. Dodge & Fond du Lac County
 - a. TID 3
 - b. TID 6
3. Dodge County
 - a. TID 5
 - b. TID 7
 - c. TID 9

TID 8: OVERVIEW

- West Side
 - Fond du Lac County
- Created 2018
 - Mixed Use
- Expenditure Period Ends in 2034
- Closure in 2039



TID 8: Financial Data

	Fond du Lac
Base Value	\$ 4,816,700
Incremental Value	10,307,500

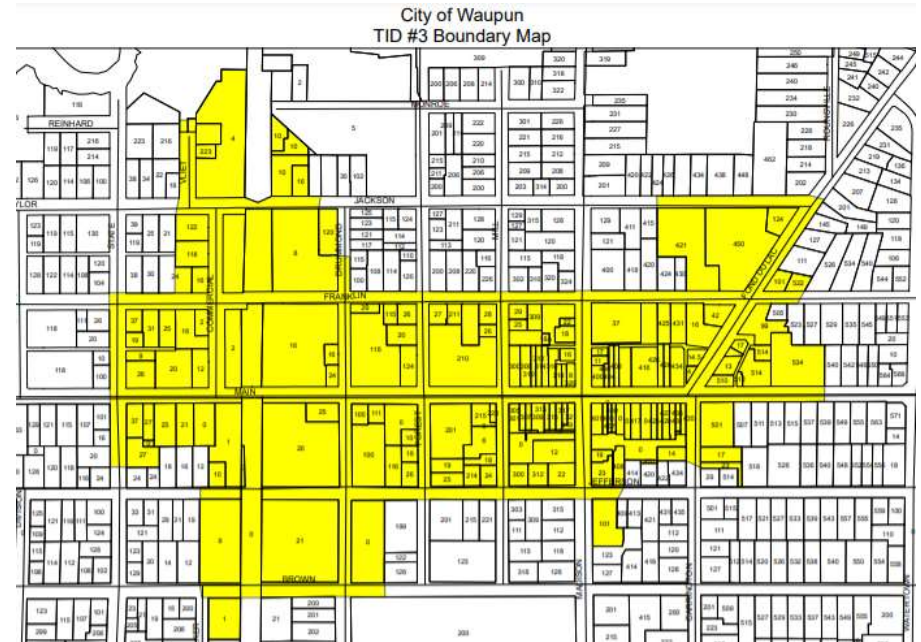
Beginning of Year Fund Balance	\$ 53,722
Revenues	\$ 585,481
Expenses	\$ 595,604
Year-End Fund Balance	\$ 43,599
Projected Revenues	\$ 2,775,371
Projected Costs	\$ 2,702,805
Surplus	\$ 116,165

Notes

- New TID laws passed in 2023, Personal Property in the amount of \$231,200 was removed from the base value of the TID.
- Expenditures
 - Developer Incentive for Tanager St Housing Development
- Future Expenditures
 - Additional Housing potential
 - Stormwater

TID 3 OVERVIEW

- Downtown Business District
 - Fond du Lac and Dodge Counties
- Created 2005
 - Mixed Use
 - Blighted
 - Amended 2012 (2nd)
- Expenditure Period Ends in 2027
- Closure in 2032
- Project plan allows for TID 6 to share increment with TID 3



TID 3: Financial Data

	Dodge	Fond du Lac
Base Value	\$ 7,038,800	\$ 10,263,700
Incremental Value	3,784,000	5,990,400

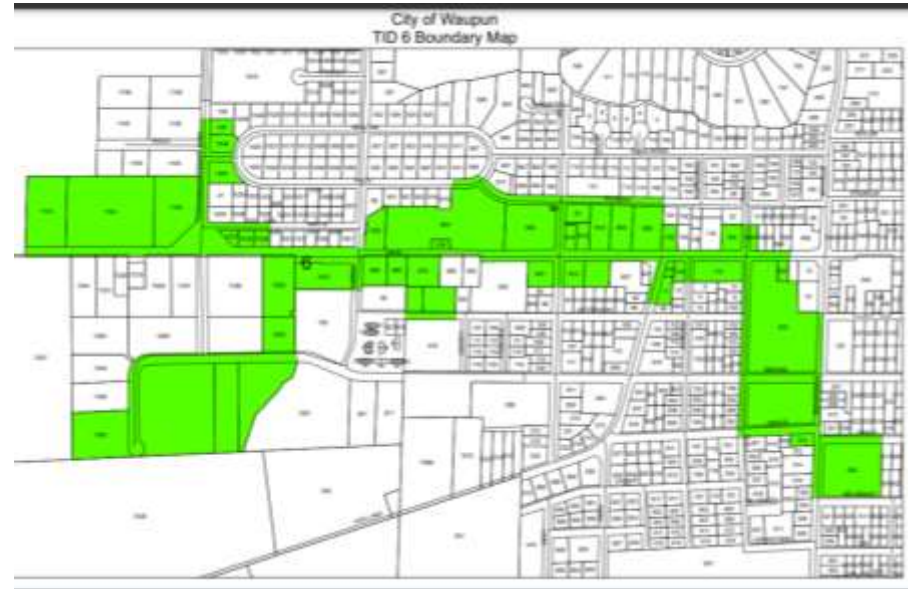
Beginning of Year Fund Balance	\$ 79,374
Revenues	\$ 303,157
Expenses	\$ 242,605
Year-End Fund Balance	\$ 139,926
Projected Revenues	\$ 3,257,474
Projected Costs	\$ 2,925,697
Surplus	\$ 471,703

Notes

- Community Development Authority
 - Facade improvement grants
 - Targeted Reinvestment (brewery)
 - Streetscaping (Vibrant Spaces Grant – Food Truck Alley)
- Future Planned Projects
 - CDA grants
 - Back Alleyway Improvements
 - Streetscaping/Beautification

TID 6: OVERVIEW

- West Side
 - Fond du Lac and Dodge Counties
- Created 2012
 - Mixed Use
 - Blighted
 - Amended 2012, 2020
- Expenditure Period Ends in 2034
- Close in 2039
- Project plans allows for TID 6 to share increment with TID 3



TID 6: Financial Data

Notes

	Dodge	Fond du Lac
Base Value	\$ 5,279,100	\$ 9,154,600
Incremental Value	6,419,300	(86,000)

Beginning of Year Fund Balance	\$ (382,971)
Revenues	\$ 107,034
Expenses	\$ 68,062
Year-End Fund Balance	\$ (343,999)
Projected Revenues	\$ 2,099,466
Projected Costs	\$ 1,675,662
Surplus	\$ 79,805

- Expenditures
 - Debt service contributions related to Aquatic Facility
- Future Planned Projects
 - Public Infrastructure
 - Share with TID 3

TID 5: OVERVIEW

- East Side Commercial
 - Dodge County
- Created 2008
 - Mixed Use
 - Amended 2012
 - Extension 2018
- Expenditure Period Ends in 2023
- Closure in 2034



TID 5: Financial Data

Notes

	Dodge
Base Value	\$ 1,950,300
Incremental Value	24,796,900

Beginning of Year Fund Balance	\$ (1,746,956)
Revenues	\$ 436,787
Expenses	\$ 381,213
Year-End Fund Balance	\$ (1,691,383)
Projected Revenues	\$ 5,356,872
Projected Costs	\$ 3,665,488
Surplus	\$ 0

- Expenditures
 - Debt payments

- No Future Planned Projects

TID 7: OVERVIEW

- East Side Commercial
 - Dodge County
- Created 2017
 - Mixed Use
 - 20 years (2038)
- Expenditure Period Ends in 2033
- Closure in 2038



TID 7: Financial Data

	Dodge
Base Value	\$ 22,100
Incremental Value	3,372,500

Beginning of Year Fund Balance	\$ (243,474)
Revenues	\$ 258,421
Expenses	\$ 133,301
Year-End Fund Balance	\$ (118,354)
Projected Revenues	\$ 1,484,614
Projected Costs	\$ 2,339,530
Surplus	\$ (973,270)

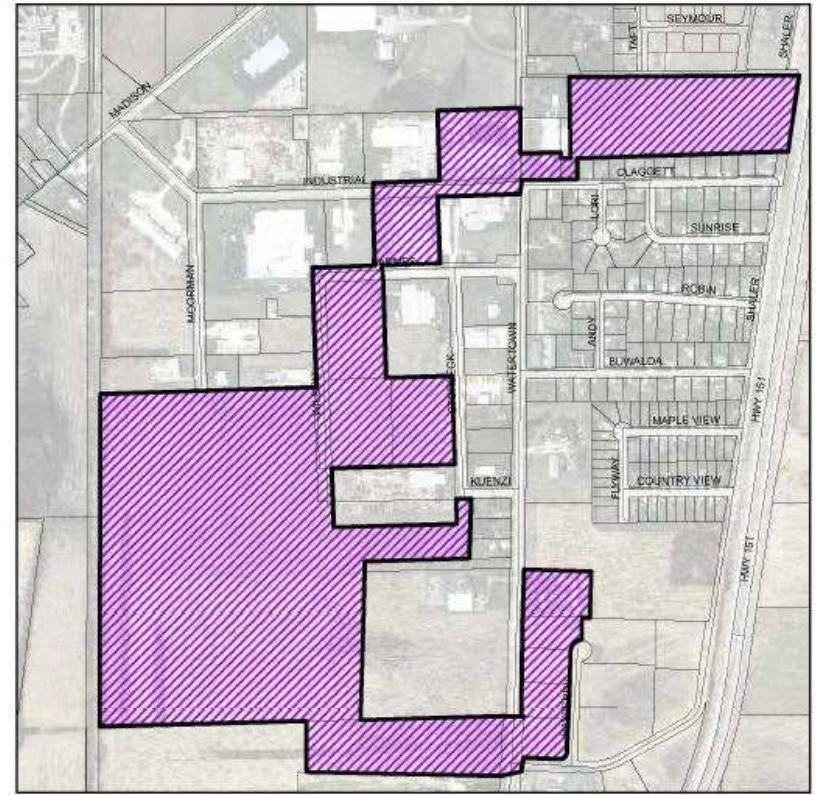
Notes

- Completed Projects
 - Extension of Bayberry and stormwater infrastructure supports further commercial development
- Future Projects
 - Eric Mulder Construction (under construction)
 - Truck Wash (anticipate 2024/2025)
 - Multi-family (Active RFP)
 - Other Commercial

TID 9: OVERVIEW

- South Side Commercial
 - Dodge County
- Created 2022
 - Mixed Use
 - 20 years
- Expenditure Period Ends in 2037
- Closure in 2043

TID 9 BOUNDARIES



TID 9: Financial Data

	Dodge
Base Value	\$ 2,218,600
Incremental Value	1,519,700

Beginning of Year Fund Balance	\$ (902,368)
Revenues	\$ 2,542,391
Expenses	\$ 2,175,065
Year-End Fund Balance	\$ (535,042)
Projected Revenues	\$ 11,497,307
Projected Costs	\$ 10,906,865
Surplus	\$ 55,400

Notes

- Project Expenditures
 - Bayberry Dr and Stormwater Extension
 - Wilson and Shaler Drive Extension / Industrial Park Entrance Added
- Future Projects
 - Claggett subdivision residential development
 - Shaler Drive Extension
 - Industrial Development

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/01/2024	Report type ORIGINAL	
TID number 003	TID type 2	TID name TID No 3	Creation date 05/31/2005	Mandatory termination date 05/31/2032	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$79,374

Section 3 – Revenue	Amount
Tax increment	\$138,597
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name WHISPERING OAKS	\$9,762
Transfer from other funds	
Grants	
Source WEDC CDI	\$134,200
Other revenue	
Source EXEMPT COMPUTER & PP AID	\$20,598
Total Revenue (deposits)	\$303,157

Section 4 – Expenditures	Amount
Capital expenditures	\$180,615
Administration	\$24,921
Professional services	\$4,024
Interest and fiscal charges	\$12,895
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$20,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$242,605

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$139,926
Future costs	\$2,925,697
Future revenue	\$3,257,474
Surplus or deficit	\$471,703

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	14292
TID number	003
Submission date	05-22-2024 01:51 PM
Confirmation	TIDAR20230440O1715970097413
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/01/2024	Report type ORIGINAL	
TID number 005	TID type 6	TID name TID 5	Creation date 09/16/2008	Mandatory termination date 09/16/2034	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,746,956

Section 3 – Revenue	Amount
Tax increment	\$399,554
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name MARSHVIEW HOSPITALITY	\$7,153
Developer name SUMMIT CREDIT UNION	\$24,735
Transfer from other funds	
Grants	
Other revenue	
Source EXEMPT COMPUTER & PP AID	\$5,345
Total Revenue (deposits)	\$436,787

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,014
Interest and fiscal charges	\$52,025
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$327,025
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$381,214

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,691,383
Future costs	\$3,665,489
Future revenue	\$5,356,872
Surplus or deficit	\$0

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	14292
TID number	005
Submission date	05-22-2024 02:38 PM
Confirmation	TIDAR20230440O1715972700266
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/01/2024	Report type ORIGINAL	
TID number 006	TID type 2	TID name TID 6	Creation date 08/21/2012	Mandatory termination date 08/21/2039	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-382,971

Section 3 – Revenue	Amount
Tax increment	\$98,546
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source EXEMPT COMPUTER & PP AID	\$8,488
Total Revenue (deposits)	\$107,034

Section 4 – Expenditures	Amount
Capital expenditures	\$53,000
Administration	\$12,899
Professional services	\$2,013
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$68,062

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-343,999
Future costs	\$1,675,662
Future revenue	\$2,099,466
Surplus or deficit	\$79,805

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	14292
TID number	006
Submission date	05-22-2024 01:52 PM
Confirmation	TIDAR20230440O1715972886813
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/01/2024	Report type ORIGINAL	
TID number 007	TID type 6	TID name TID No 7	Creation date 03/14/2017	Mandatory termination date 03/14/2038	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-243,474

Section 3 – Revenue	Amount
Tax increment	\$49,949
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$208,472
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$258,421

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,013
Interest and fiscal charges	\$56,138
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$75,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$133,301

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-118,354
Future costs	\$2,339,530
Future revenue	\$1,484,614
Surplus or deficit	\$-973,270

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	14292
TID number	007
Submission date	05-22-2024 01:50 PM
Confirmation	TIDAR20230440O1715973078322
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 20292	Municipality WAUPUN	County FOND DU LAC	Due date 07/01/2024	Report type ORIGINAL	
TID number 008	TID type 6	TID name TID 8	Creation date 02/13/2018	Mandatory termination date 02/13/2039	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$53,722

Section 3 – Revenue	Amount
Tax increment	\$138,370
Investment income	
Debt proceeds	\$447,111
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$585,481

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$763
Interest and fiscal charges	\$15,171
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name ACS RBHS LLC & Horicon Bank	\$579,520
Transfer to other funds	
Other expenditures	
Total Expenditures	\$595,604

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$43,599
Future costs	\$2,702,805
Future revenue	\$2,775,371
Surplus or deficit	\$116,165

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	20292
TID number	008
Submission date	05-22-2024 02:19 PM
Confirmation	TIDAR20230576O1715973843079
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/01/2024	Report type ORIGINAL	
TID number 009	TID type 6	TID name TID 9	Creation date 09/13/2022	Mandatory termination date 09/13/2042	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-902,368

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	\$36,158
Debt proceeds	\$2,345,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Bond Premium	\$161,233
Total Revenue (deposits)	\$2,542,391

Section 4 – Expenditures	Amount
Capital expenditures	\$2,007,474
Administration	\$15,214
Professional services	\$2,222
Interest and fiscal charges	\$150,080
DOR fees	\$75
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$2,175,065

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-535,042
Future costs	\$10,906,865
Future revenue	\$11,497,307
Surplus or deficit	\$55,400

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$323,800	\$0	\$0	\$323,800
005	\$3,454,500	\$0	\$0	\$3,454,500
006	\$698,200	\$0	\$0	\$698,200
007	\$173,200	\$0	\$0	\$173,200
008	\$1,575,800	\$0	\$0	\$1,575,800
009	\$1,419,300	\$0	\$0	\$1,419,300
Total	\$7,644,800	\$0	\$0	\$7,644,800

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
Total	\$7,644,800	\$608,001,600	1.25	\$2,686,573	\$33,582

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$33,582	\$0.33582

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title Clerk
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name CASSANDRA E LANGENFELD	Contact title FINANCE DIRECTOR
Contact email finance@cityofwaupun.org	Contact phone (920) 324-7850

Submission Information	
Co-muni code	14292
TID number	009
Submission date	05-22-2024 01:53 PM
Confirmation	TIDAR20230440O1715973643521
Submission type	ORIGINAL