



**A G E N D A**  
**CITY OF WAUPUN JOINT REVIEW BOARD**  
**CITY HALL COUNCIL CHAMBERS 201 E. MAIN**  
**STREET, WAUPUN**  
**Tuesday, June 17, 2025 at 9:00 AM**

**JOINT REVIEW BOARD**  
**TAX INCREMENTAL DISTRICTS NO. 9 AND 10**  
**AND**  
**ANNUAL TID UPDATE MEETING**

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/82730934549?pwd=IlbqAk8BxKkhEVoLj8Cb5adbGKFVo5.1>

**Join Teleconference: 1 312 626 6799**

Meeting ID: 827 3093 4549

Passcode: 578752

**CALL TO ORDER**

**ROLL CALL**

**RECOGNITION OF PUBLIC MEMBER**

- [1.](#) 2025 Joint Review Board Membership

**NOMINATION AND ELECTION OF CHAIRPERSON**

**PRIOR MEETING MINUTES**

- [2.](#) Joint Review Board 6-11-24

**REVIEW RESPONSIBILITIES OF THE JOINT REVIEW BOARD**

**PERFORMANCE AND STATUS OF THE CITY'S ACTIVE TAX INCREMENTAL DISTRICTS AS REQUIRED BY WIS. STAT. § 66.1105(4M)(F)**

- [3.](#) 2025 TID Annual Meeting Presentation

**REVIEW ANNUAL PE-300 REPORTS**

- [4.](#) PE-300 TID Annual Report: TID 3, 5, 6, 7, 8, and 9

**REVIEW AND DISCUSS DRAFT PROJECT PLANS.**

- [5.](#) TID 9 and 10 Project Plans

**SET NEXT MEETING DATE TO CONSIDER APPROVAL OF THE TIDS**

**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	Bethany Rusch VP Finance/Administration
DODGE COUNTY	David Frohling County Board Supervisor	Cameron Clapper Dodge County Administrator
FOND DU LAC COUNTY	Sam Kaufman County Executive	Erin Gerred Director of Administration
MUNICIPALITY	City of Waupun Mayor Rohn Bishop	Dan Siebers Council President
APPOINTED PUBLIC MEMBER	Pete Kaczmariski	



**MINUTES**  
**CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL**  
**MEETING**  
City Hall Council Chambers 201 E Main Street,  
Waupun  
Tuesday, June 11, 2024 at 1:00 PM

**CLERK CALLS THE MEETING TO ORDER**

The meeting is called to order at 1:00pm.

**CLERK TAKES ROLL CALL**

In-Person Members: Bishop, Siebers, Hintze

Virtual Members: Gerred, Kasubaski

Absent: Frohling

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

**JOINT REVIEW BOARD MEMBERSHIP- RECOGNITION OF MAYORAL APPOINTED PUBLIC MEMBER**

**1. 2024-2025 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 Hintze, second Siebers to nominate Bishop.

No other nominations are heard. Nominations close.

Motion Hintze, second Siebers to appoint Bishop as the 2024 Joint Review Board Chairperson. Motion Carried 5-0.

**JOINT REVIEW BOARD PRIOR MEETING MINUTES**

**Joint Review Board Meeting Minutes - Annual Meeting on June 15, 2023**

Motion Siebers, second Hintze to approve the June 15, 2023, annual meeting minutes of the Joint Review Board.

Motion carried 5-0.

**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. Due to the 2023 TID laws, personal property in the amount of \$231,200 was removed from the base value of the TID. Improvements consist of developer incentive for Tanager Street housing development. Future projects provide additional housing potential and additional storm water expenditures. 2023 beginning fund balance provides \$53,722, revenues of \$585,481, expenses of \$595,604, and year-end fund balance of \$43,599. Estimates for future projects, prior to closure of the TID, provide revenue of \$2,775,371, expenses of \$2,702,805, and a surplus of \$116,165.

**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. 2023 beginning fund balance provides \$79,374, revenues of \$303,157, expenses of \$242,605 and year-end fund balance of \$139,926. Estimates for future projects, prior to closure of the TID, provides revenue of \$3,257,474, expenses of \$2,925,697, and a surplus of \$471,703.

**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. 2023 beginning fund balance provides (\$382,971), revenues of \$107,034, expenses of \$68,062, and year-end balance of \$(343,999). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,099,466, expenses of \$1,675,662, and a surplus of \$79,805.

**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. 2023 beginning fund balance provides (\$1,746,956), revenues of \$436,787, expenses of \$381,213, and year-end fund balance of \$(1,691,383). Projected revenues, prior to closure of the TID, provides \$5,356,872, expenses of \$3,665,488, 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 Eric Mulder Construction, truck wash, Multi- family and other commercial projects. 2023 beginning fund balance provides (\$243,474), revenues of \$258,421, expenses of \$133,301, and year-end fund balance of (\$118,354). Estimates for future projects, prior to TID closure, provides revenue of \$1,484,614, expenses of \$2,339,530, and a surplus of (\$973,270).

**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. 2023 beginning fund balance provides (\$902,368), revenues of \$2,542,391, expenses of \$2,175,065, and year-end fund balance of (\$535,042). Projected revenues, prior to closure of the TID, Provides \$11,497,307, expenses of \$10,906,865, and a surplus of \$55,400.

**ACCEPTANCE OF THE PE-300 TID ANNUAL REPORTS**

Motion Hintze, second Siebers to accept the 2023 PE-300 TID Annual Reports. Motion carried 5-0.

**ADJOURNMENT**

Motion Siebers, second Hintze duly called the meeting adjourned at 1:19pm. Motion carried 5-0.



**WAUPUN**

CITY OF SCULPTURE

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# JRB Annual Meeting

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

June 17, 2025

# 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
- Forecasting Early Closure in 2033 (Project Plan 2039)



# TID 8: Financial Data

## Notes

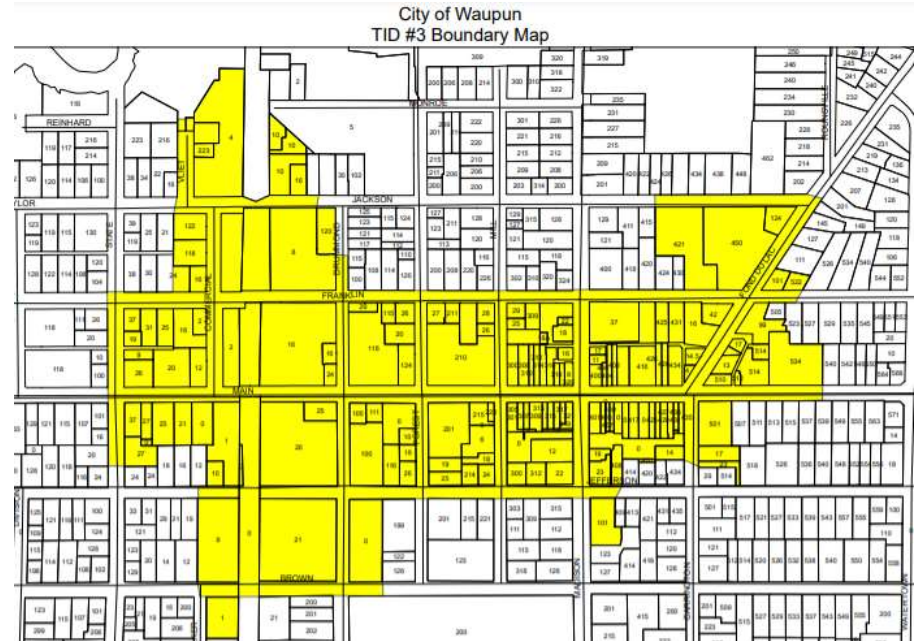
	Fond du Lac
Base Value	\$ 4,816,700
Incremental Value	13,166,100

Beginning of Year Fund Balance	\$ 43,600
Revenues	\$ 185,177
Expenses	\$ 119,383
Year-End Fund Balance	\$ 109,394
Projected Revenues	\$ 2,075,535
Projected Costs	\$ 2,066,282
Surplus	0

- New TID laws passed in 2023, Personal Property in the amount of \$231,200 was removed from the base value of the TID.
- Expenditures
  - Outstanding Debt obligations until TID closes

# TID 3 OVERVIEW

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





# TID 3: Financial Data

## Notes

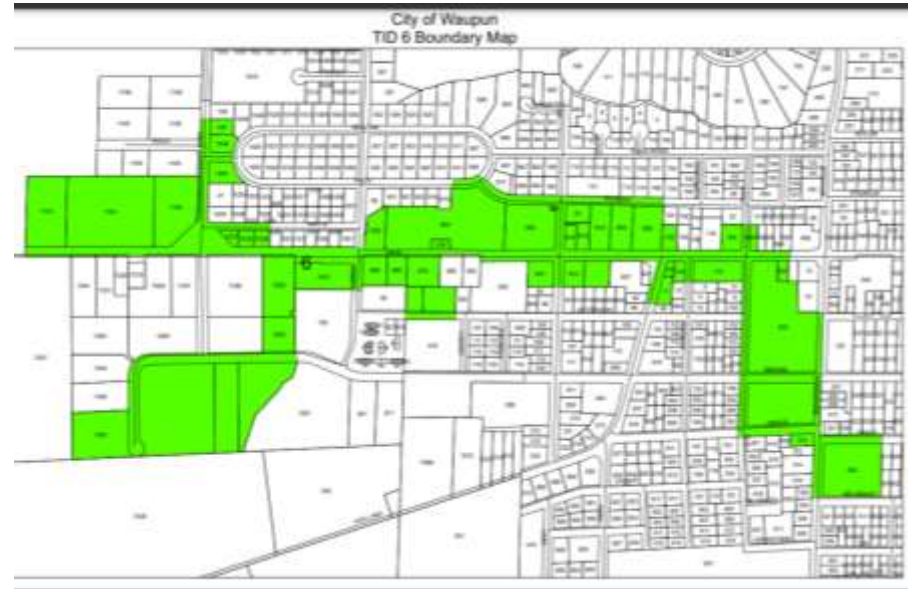
	Dodge	Fond du Lac
Base Value	\$ 7,038,800	\$ 10,263,700
Incremental Value	4,721,900	7,104,500

Beginning of Year Fund Balance	\$ 139,926
Revenues	\$ 353,789
Expenses	<u>\$ 346,569</u>
Year-End Fund Balance	\$ 147,146
Projected Revenues	\$ 2,211,368
Projected Costs	\$ 1,820,872
Surplus	\$ 0

- Future Planned Projects
  - Northside Alley Improvements
  - CDA
    - Façade Improvement Grants

# 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 (*Moving to Closure in 2026*)





# TID 6: Financial Data

## Notes

	Dodge	Fond du Lac
Base Value	\$ 5,279,100	\$ 9,154,600
Incremental Value	8,546,000	56,600

Beginning of Year Fund Balance	\$ (343,998)
Revenues	\$ 117,781
Expenses	<u>\$ 56,083</u>
Year-End Fund Balance	\$ (282,300)
Projected Revenues	\$ 136,902
Projected Costs	\$ 706,006
Surplus	\$ 0

- Expenditures
  - Debt service contributions related to Aquatic Facility
  - No Future Projects Planned
- Advances from the General Fund will not be repaid

# 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	29,147,400

Beginning of Year Fund Balance	\$ (1,691,382)
Revenues	\$ 459,870
Expenses	\$ 386,528
Year-End Fund Balance	\$ (1,618,040)
Projected Revenues	\$ 4,325,280
Projected Costs	\$ 2,707,239
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	4,690,600

Beginning of Year Fund Balance	\$ (118,353)
Revenues	\$ 57,419
Expenses	\$ 161,565
Year-End Fund Balance	\$ (222,499)
Projected Revenues	\$ 1,158,982
Projected Costs	\$ 2,906,763
Surplus	\$ (1,970,280)

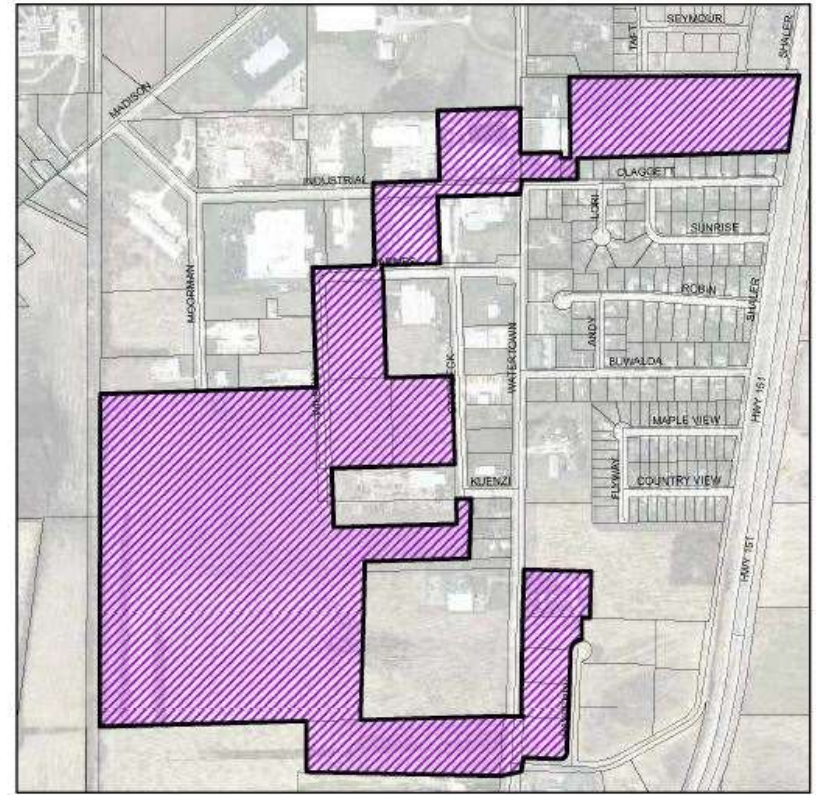
## Notes

- Completed Projects
  - Eric Mulder Construction
  - 18-Wheeler Truck Wash
- Future Projects
  - 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	32,557,000

Beginning of Year Fund Balance	\$ (535,041)
Revenues	\$ 56,214
Expenses	\$ 1,240,863
Year-End Fund Balance	\$ (1,719,690)
Projected Revenues	\$ 17,756,746
Projected Costs	\$ 14,118,719
Surplus	\$ 1,918,337

## Notes

- Project Expenditures
  - Professional Services – Amend Project Plan
- Future Projects
  - Eagle Flexible Packaging
  - Site Cleanup (VZ Farm) / Industrial Development
  - Carver Flats (Multi-Family)
  - Residential Development
  - Shaler Drive Extension
  - Other Commercial

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>003</b>	TID type <b>2</b>	TID name <b>TID No 3</b>	Creation date <b>05/31/2005</b>	Mandatory termination date <b>05/31/2032</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$139,926</b>

Section 3 – Revenue	Amount
Tax increment	\$172,044
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name    WHISPERING OAKS	\$6,023
Transfer from other funds	
Grants	
Source            WEDC CDI	\$110,123
Source            VIBRANT SPACES	\$45,001
Other revenue	
Source            EXEMPT COMPUTER	\$8,287
Source            EXEMPT PERSONAL PROPERTY	\$12,311
<b>Total Revenue (deposits)</b>	<b>\$353,789</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 4 – Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$183,182
<b>Administration</b>	\$14,550
<b>Professional services</b>	\$6,187
<b>Interest and fiscal charges</b>	\$12,377
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	\$20,000
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name HOYA HOP HOUSE	\$110,123
<b>Transfer to other funds</b>	
Fund N/A	\$0
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$346,569</b>

<b>Section 5 – Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$147,146</b>
<b>Future costs</b>	<b>\$1,820,872</b>
<b>Future revenue</b>	<b>\$2,211,368</b>
<b>Surplus or deficit</b>	<b>\$537,642</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>

<b>Submission Information</b>	
Co-muni code	<b>14292</b>
TID number	<b>003</b>
Submission date	<b>05-06-2025 06:24 PM</b>
Confirmation	<b>TIDAR20240440O1746249246216</b>
Submission type	<b>ORIGINAL</b>

Form PE-300		TID Annual Report			2024 WI Dept of Revenue	
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Section 1 – Municipality and TID						
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>	
TID number <b>005</b>	TID type <b>6</b>	TID name <b>TID 5</b>	Creation date <b>09/16/2008</b>	Mandatory termination date <b>09/16/2034</b>	Anticipated termination date <b>N/A</b>	

Section 2 – Beginning Balance		Amount
TID fund balance at beginning of year		<b>\$-1,691,382</b>

Section 3 – Revenue		Amount
Tax increment		\$422,183
Investment income		\$0
Debt proceeds		\$0
Special assessments		\$0
Shared revenue		\$0
Sale of property		\$0
Allocation from another TID		
Developer guarantees		
Developer name	MARSHVIEW HOSPITALITY	\$6,737
Developer name	SUMMIT CREDIT UNION	\$25,605
Transfer from other funds		
Grants		
Other revenue		
Source	EXEMPT COMPUTER	\$785
Source	PP AID	\$4,560
Total Revenue (deposits)		<b>\$459,870</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$8,328
Interest and fiscal charges	\$93,050
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$285,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name    N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$386,528</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,618,040
Future costs	\$2,707,239
Future revenue	\$4,325,280
<b>Surplus or deficit</b>	<b>\$1</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>

<b>Submission Information</b>	
Co-muni code	<b>14292</b>
TID number	<b>005</b>
Submission date	<b>05-06-2025 06:25 PM</b>
Confirmation	<b>TIDAR20240440O1746492130443</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>2</b>	TID name <b>TID 6</b>	Creation date <b>08/21/2012</b>	Mandatory termination date <b>08/21/2039</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-343,998</b>

Section 3 – Revenue	Amount
Tax increment	\$109,293
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source      EXEMPT COMPUTER	\$4,949
Source      PP AID	\$3,539
<b>Total Revenue (deposits)</b>	<b>\$117,781</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$55,000
Administration	\$0
Professional services	\$933
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name    N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$56,083

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-282,300
Future costs	\$1,075,168
Future revenue	\$1,867,905
Surplus or deficit	\$510,437

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupunwi.gov</b>	Contact phone <b>(920) 324-7850</b>

<b>Submission Information</b>	
Co-muni code	<b>14292</b>
TID number	<b>006</b>
Submission date	<b>05-06-2025 06:27 PM</b>
Confirmation	<b>TIDAR20240440O1746492933364</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>007</b>	TID type <b>6</b>	TID name <b>TID No 7</b>	Creation date <b>03/14/2017</b>	Mandatory termination date <b>03/14/2038</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-118,353</b>

Section 3 – Revenue	Amount
Tax increment	\$57,419
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	<b>\$57,419</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$5,544
Administration	\$0
Professional services	\$933
Interest and fiscal charges	\$54,938
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$100,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name    N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$161,565</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-222,499
Future costs	\$2,906,763
Future revenue	\$1,158,982
<b>Surplus or deficit</b>	<b>\$-1,970,280</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupunwi.gov</b>	Contact phone <b>(920) 324-7850</b>

Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>007</b>
Submission date	<b>05-06-2025 06:28 PM</b>
Confirmation	<b>TIDAR20240440O1746493442183</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code <b>20292</b>	Municipality <b>WAUPUN</b>		County <b>FOND DU LAC</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>008</b>	TID type <b>6</b>	TID name <b>TID 8</b>	Creation date <b>02/13/2018</b>	Mandatory termination date <b>02/13/2039</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$43,600</b>

Section 3 – Revenue	Amount
Tax increment	\$185,177
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	<b>\$185,177</b>

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Section 4 – Expenditures	Amount
Capital expenditures	\$17,500
Administration	\$0
Professional services	\$7,580
Interest and fiscal charges	\$27,640
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$66,513
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name ACS RBHS LLC & Horicon Bank	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	<b>\$119,383</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	<b>\$109,394</b>
Future costs	<b>\$2,066,282</b>
Future revenue	<b>\$2,075,535</b>
Surplus or deficit	<b>\$118,647</b>

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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupunwi.gov</b>	Contact phone <b>(920) 324-7850</b>

<b>Submission Information</b>	
Co-muni code	<b>20292</b>
TID number	<b>008</b>
Submission date	<b>05-06-2025 06:32 PM</b>
Confirmation	<b>TIDAR20240576O1746491406292</b>
Submission type	<b>ORIGINAL</b>

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Section 1 – Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>
TID number <b>009</b>	TID type <b>6</b>	TID name <b>TID 9</b>	Creation date <b>09/13/2022</b>	Mandatory termination date <b>09/13/2042</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-535,041</b>

Section 3 – Revenue	Amount
Tax increment	\$25,874
Investment income	\$30,340
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	<b>\$56,214</b>

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Section 4 – Expenditures	Amount
Capital expenditures	\$271,782
Administration	\$13,435
Professional services	\$7,071
Interest and fiscal charges	\$103,500
DOR fees	\$75
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name UNITED COOP DEVELOPMENT	\$845,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,240,863

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,719,690
Future costs	\$14,118,719
Future revenue	\$17,756,746
Surplus or deficit	\$1,918,337

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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**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	\$229,100	\$-2,200	\$-200	\$226,700
005	\$0	\$0	\$-1,800	\$-1,800
006	\$1,110,300	\$0	\$-400	\$1,109,900
007	\$550,000	\$0	\$-100	\$549,900
008	\$1,405,700	\$0	\$-900	\$1,404,800
009	\$30,644,500	\$0	\$-1,419,300	\$29,225,200
<b>Total</b>	<b>\$33,939,600</b>	<b>\$-2,200</b>	<b>\$-1,422,700</b>	<b>\$32,514,700</b>

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	\$226,700	\$683,050,600	0.04	\$2,729,639	\$1,092
005	\$-1,800	\$683,050,600	0.00	\$2,729,639	\$0
006	\$1,109,900	\$683,050,600	0.16	\$2,729,639	\$4,367
007	\$549,900	\$683,050,600	0.08	\$2,729,639	\$2,184
008	\$1,404,800	\$683,050,600	0.21	\$2,729,639	\$5,732
009	\$29,225,200	\$683,050,600	4.28	\$2,729,639	\$116,829
<b>Total</b>	<b>\$32,514,700</b>	<b>\$683,050,600</b>	<b>4.77</b>	<b>\$2,729,639</b>	<b>\$130,204</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$130,204	\$1.30204

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	\$323,800	\$608,001,600	0.05	\$2,686,573	\$1,343
2023	005	\$3,454,500	\$608,001,600	0.57	\$2,686,573	\$15,313
2023	006	\$698,200	\$608,001,600	0.11	\$2,686,573	\$2,955
2023	007	\$173,200	\$608,001,600	0.03	\$2,686,573	\$806
2023	008	\$1,575,800	\$608,001,600	0.26	\$2,686,573	\$6,985
2023	009	\$1,419,300	\$608,001,600	0.23	\$2,686,573	\$6,179
<b>2023</b>	<b>Total</b>	<b>\$7,644,800</b>	<b>\$608,001,600</b>	<b>1.25</b>	<b>\$2,686,573</b>	<b>\$33,582</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name <b>ANGELA J HULL</b>	Preparer title <b>Clerk</b>
Preparer email <b>angie@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7915</b>
Contact name <b>CASSANDRA E LANGENFELD</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>finance@cityofwaupunwi.gov</b>	Contact phone <b>(920) 324-7850</b>

Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>009</b>
Submission date	<b>05-06-2025 06:29 PM</b>
Confirmation	<b>TIDAR20240440O1746494112167</b>
Submission type	<b>ORIGINAL</b>

June 4, 2025

PROJECT PLAN AMENDMENT

# City of Waupun, Wisconsin

## Tax Incremental District No. 9



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for June 17, 2025
Public Hearing Held:	Scheduled for June 18, 2025
Approval by Plan Commission:	Scheduled for June 18, 2025
Adoption by Common Council:	Scheduled for TBD
Approval by the Joint Review Board:	Scheduled for TBD

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## **SECTION 1:**

### **Executive Summary**

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#### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 9 (“District”) is a 138.5 - acre Mixed Use District created on September 13, 2022. The District was created to:

- Pay the costs of development incentives and public infrastructure improvements needed to promote mixed use development.
- Provide employment opportunities, increased income and sales tax collection, manufacturing activity, housing opportunities and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project

#### **Purpose of Amendment**

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

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This amendment will add an additional 14.02 acres and is the first of four permitted territory amendments available to the District.
- 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**

In the original Plan, the City anticipated making total expenditures of approximately \$12.6 million in Project Costs, not including issuance and interest cost, to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.3 million in development incentives, \$7.2 million in public infrastructure costs, \$500 thousand in land costs, \$500 thousand for stormwater contribution, and \$200 thousand for professional services/administration.

This amendment will add an additional \$2M in project costs for site cleanup and preparation, streets and utilities and incentives for industrial users.

#### **Incremental Valuation**

The City projects that new land and improvements value approximately \$6.3M will result from this amendment. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

## **Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 20 years.

## **Summary of Findings**

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

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

The expectation that the Project will provide additional employment and housing opportunities once the Projects are fully operational.

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

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

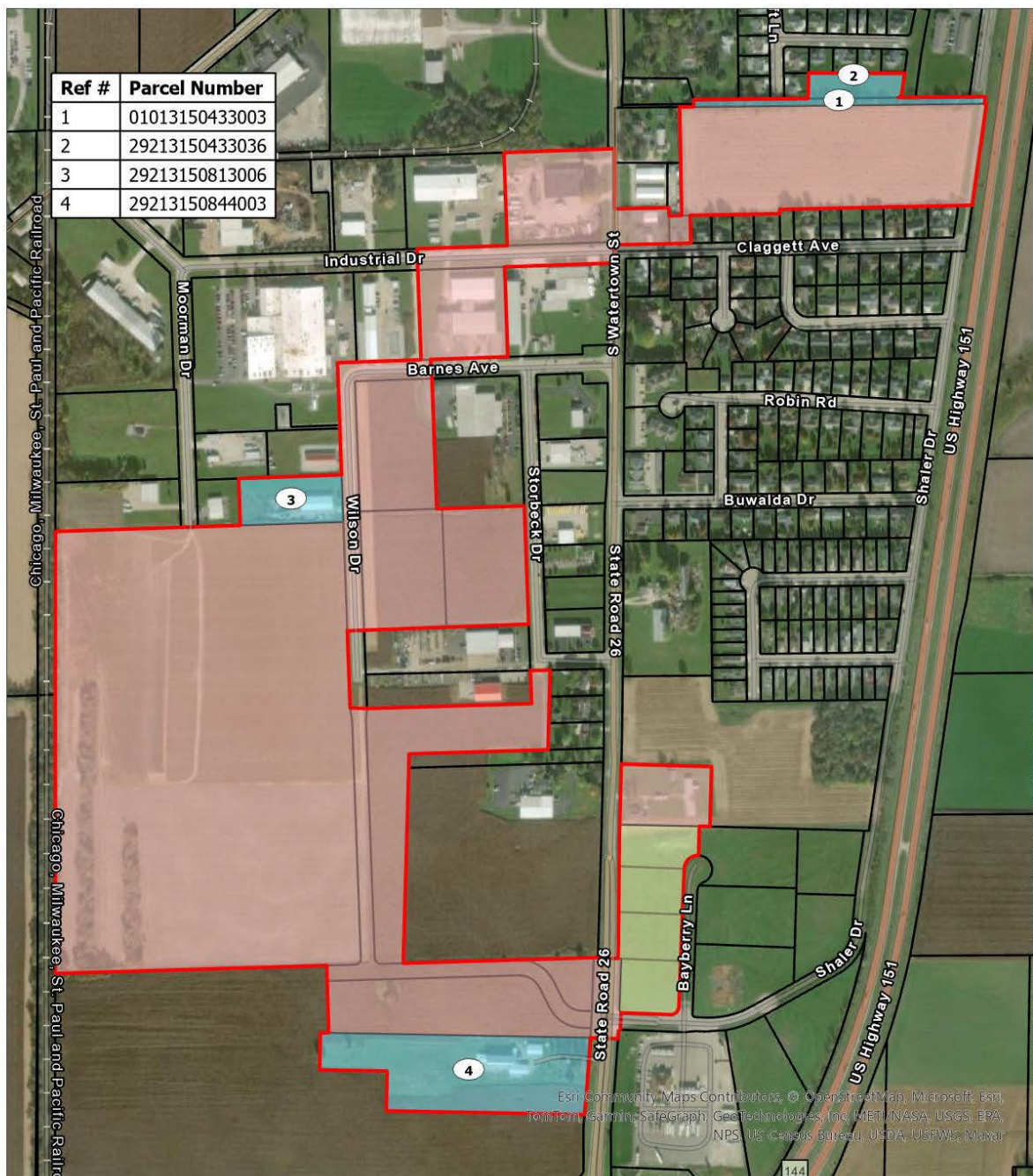
4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing findings, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development [having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.].
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that none 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).
11. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Chester an amount equal to the property taxes the town last levied on the territory for each of the next five years. .

## **SECTION 2:**

### **Preliminary Map of Original District Boundary and Territory to be Added**

---

Map Found on Following Page.



- LEGEND
- TID No. 9 Proposed Boundary
  - Parcels
  - Original TID No. 9
  - Approved TID No. 9 Amendment No. 1
  - Proposed TID No. 9 Amendment No. 2

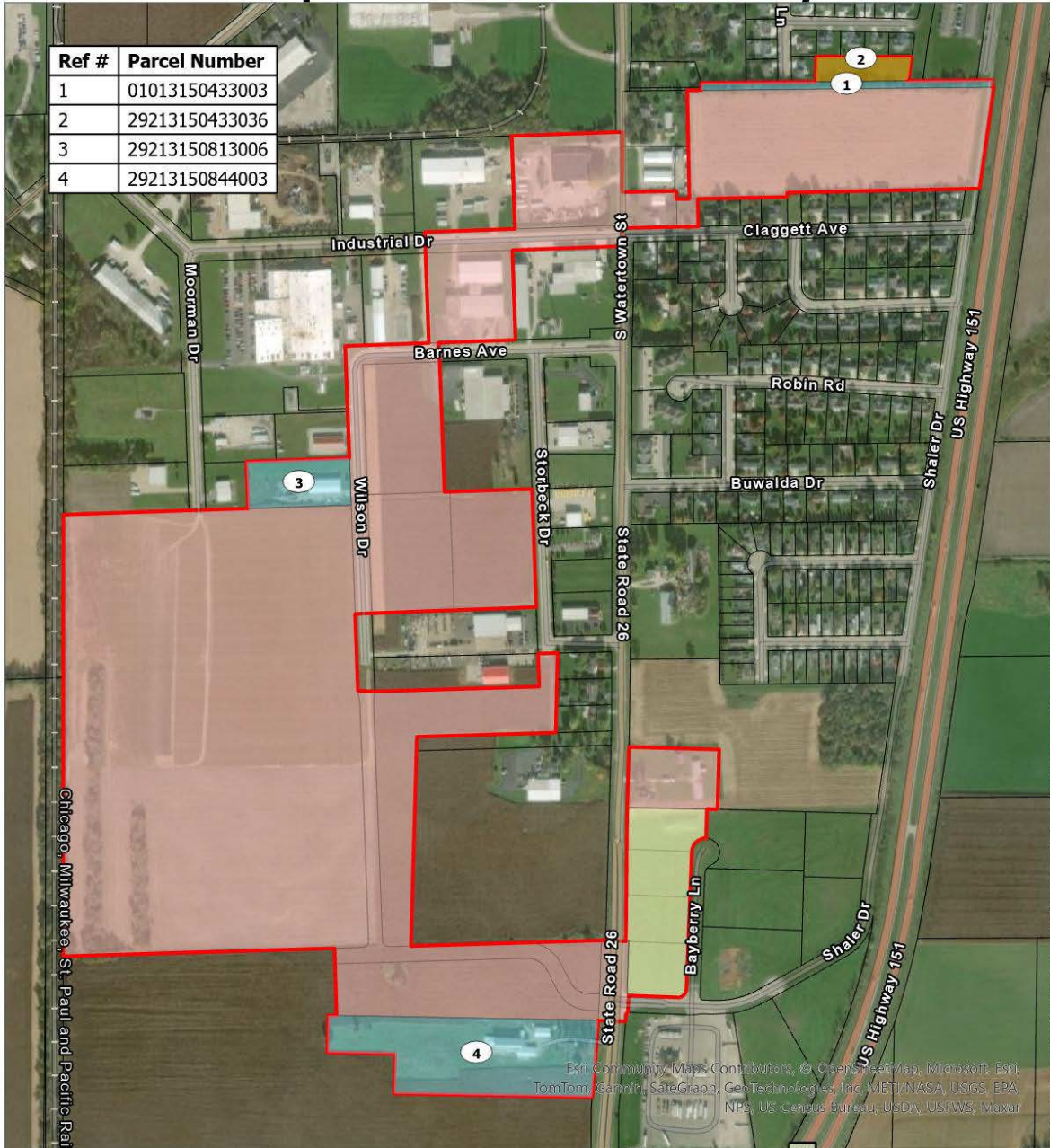
## TID No. 9 - Tax Parcels



**WAUPUN**  
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# Proposed TID #9 TID Boundary



## LEGEND

- TID No. 9 Proposed Boundary
- Approved TID No. 9 Amendment No. 1
- Amendment No. 3 New Parcels
- Amendment No. 3 TID No. 5 Overlay
- Original TID No. 9
- Parcels



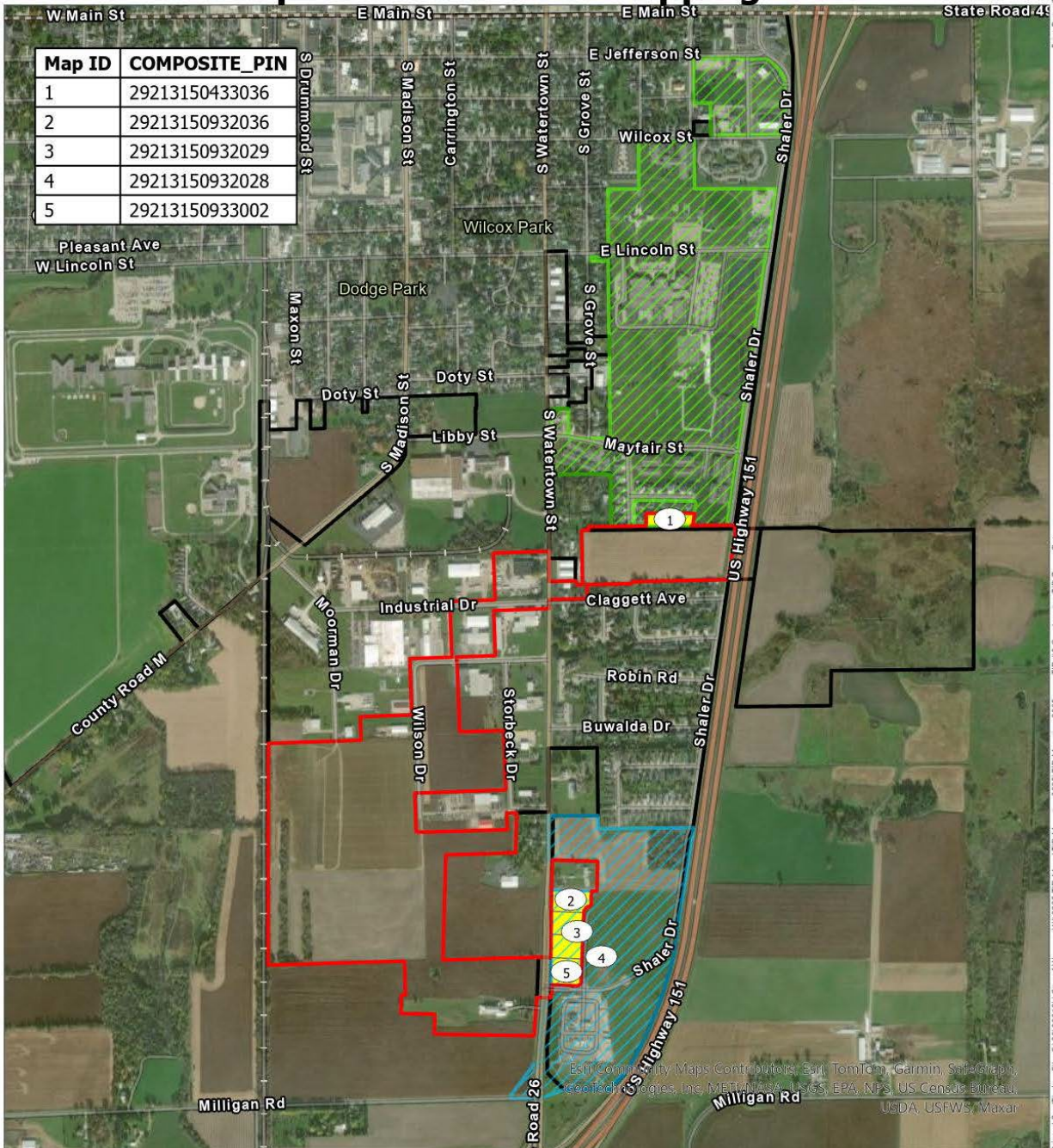
**WAUPUN**  
CITY OF SCULPTURE

Data Sources:  
Dodge County  
Imagery Provided by ESRI



0 340 680 Feet

# Proposed TID #9 Overlapping TID



## LEGEND

- TID #9 Proposed Boundary
- Overlapped Parcels
- TID #7 Boundary
- Municipal\_Boundaries
- TID #5 Boundary



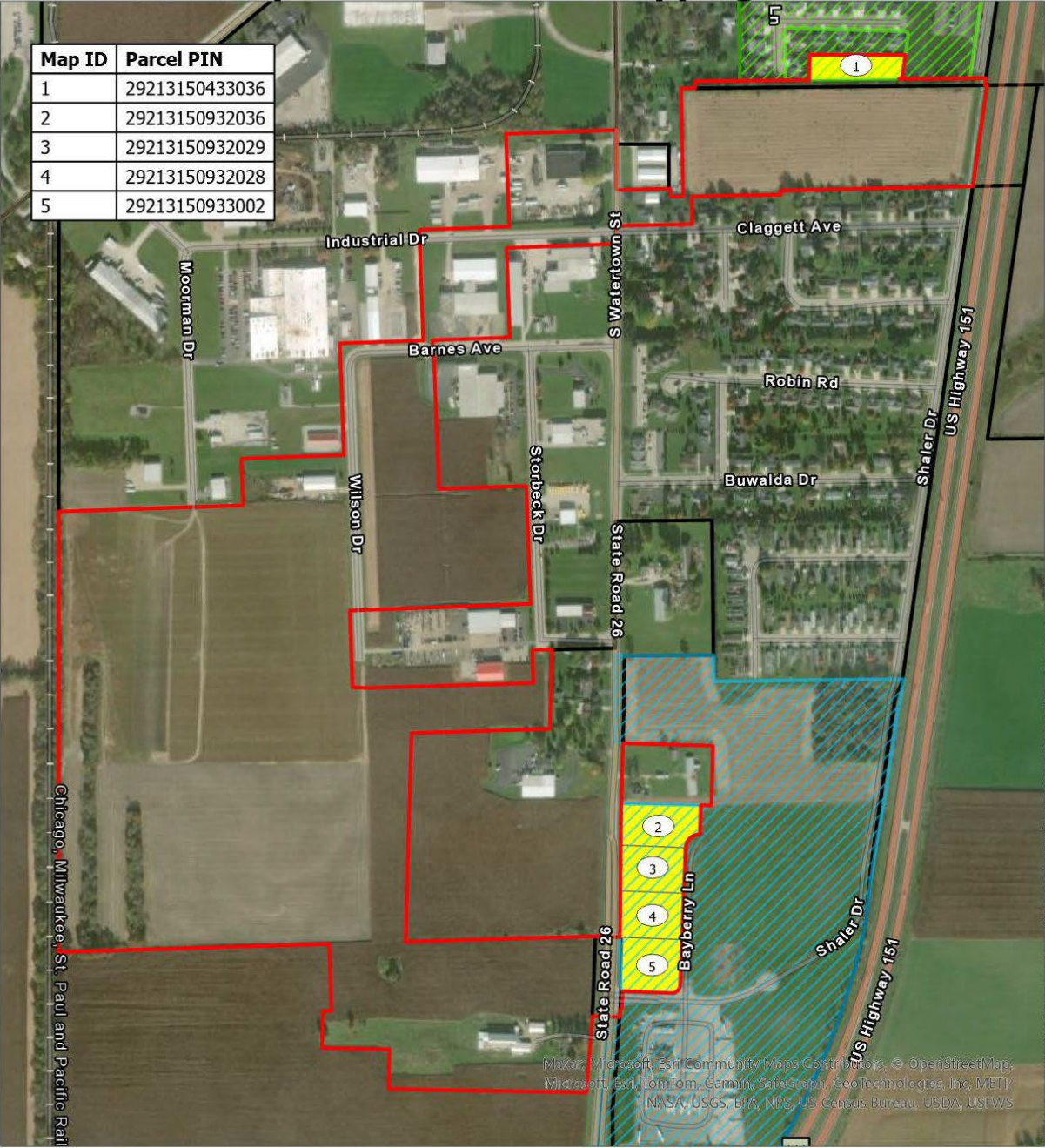
**WAUPUN**  
CITY OF SCULPTURE

Data Sources:  
Dodge County  
Imagery Provided by ESRI



0 660 1,320 Feet

# Proposed TID #9 Overlapping TID



## LEGEND

- TID #9 Proposed Boundary
- Overlapped Parcels
- TID #7 Boundary
- Municipal\_Boundaries
- TID #5 Boundary



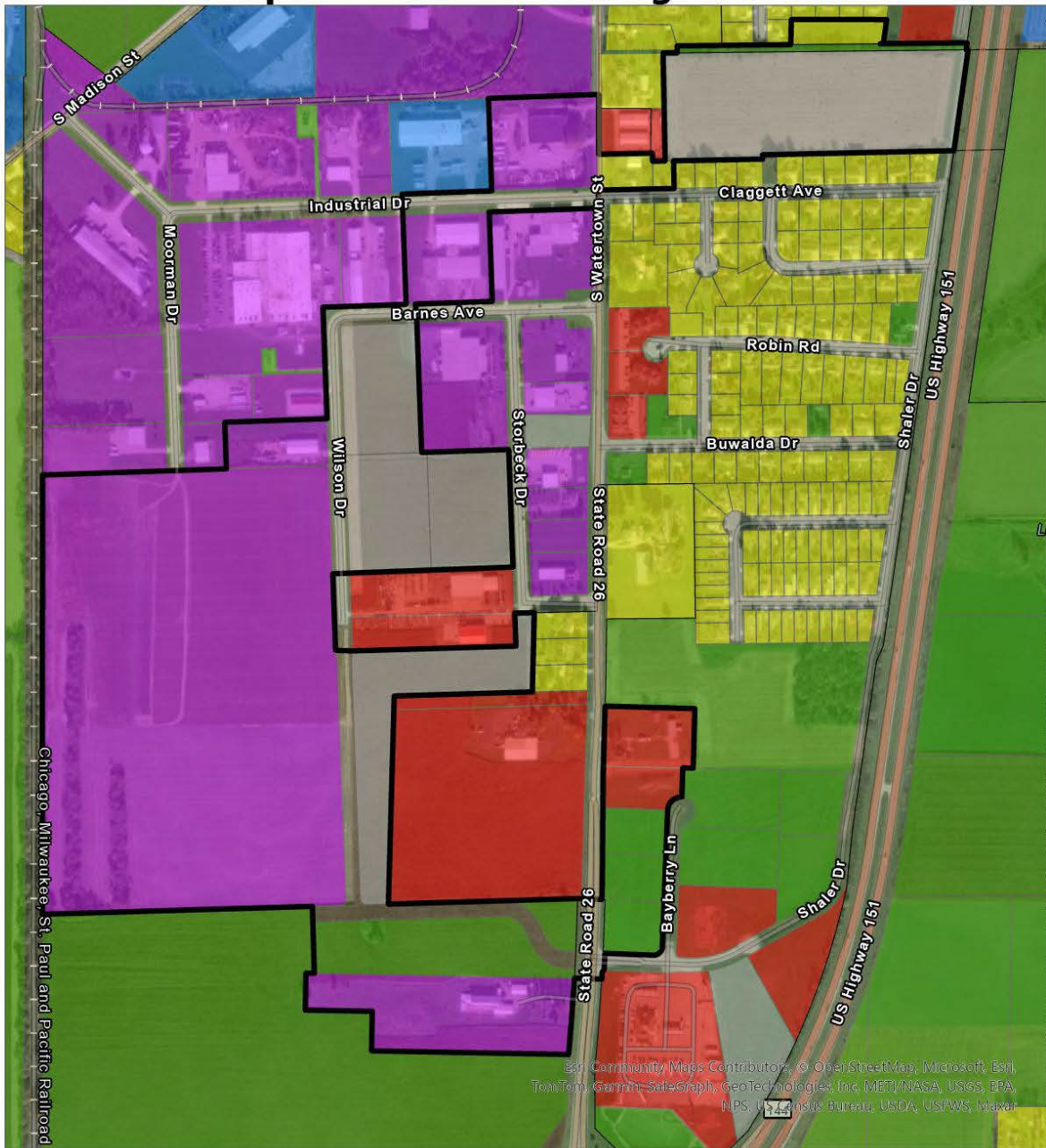
## **SECTION 3:**

### **Map Showing Existing Uses and Conditions Within the Territory to be Added**

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Map Found on Following Page.

# Proposed TID #9 Existing Land Use



## LEGEND

- |                          |               |             |
|--------------------------|---------------|-------------|
| TID #9 Boundary          | Residential   | Agriculture |
| Municipal Boundary       | Commercial    | Undeveloped |
| <b>Existing Land Use</b> |               |             |
| Public                   | Manufacturing |             |



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Data Sources:  
Dodge County  
Imagery Provided by ESRI



0 340 680 Feet

## SECTION 4:

### Preliminary Identification of Parcels to be Added

City of Waupun														Assessment Roll Classification (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, A = Class 4, Underwood = Class 5, Ag Forest = Class 6M, Forest = Class 6, Other = Class 7 & Energy = X)							
2025 TID 9 Amendment																					
Base Property Information																					
Property Information								Assessment Information			Equalized Value				Purpose Test Mixed Use			Comments			
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Annexed Within Prior 3 Years ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Industrial	Commercial/ Business	Previously- Platted Residential	Newly- Platted Residential	Suitable for Mixed Use	
N/A	ROW Areas																				
	1 292-1315-084-003	1412 S Watertown Street	City of Waupun	9.20	0.00	Waupun	1/22/2025		0	0	0	100.00%	0	0	0	9.20				9.20	Class 3
	2 292-1315-043-006	Fraser Lane	City of Waupun	1.20	0.00	Waupun		5	0	0	0	100.00%	0	0	0			0	1.20	1.20	Class 1
	3 292-1315-081-005	1208 Wilson Drive	EPF Waupun, LLC	2.48	0.00	Waupun			77,200	298,300	375,500		77,200	298,300	375,500	2.48				2.48	Class 3
	4 010-1315-043-003	No Address	City of Waupun Acquiri	1.14	0.00	Waupun	By 7/31/25		300	0	300	100.00%	300	0	300				1.14	1.14	Class 1
	Less Wetland Acreage			0.00																	Offer to Purchase Signed with Closing and An
			Total Acreage	14.02					77,500	298,300	375,800		77,500	298,300		11.68	0	0	2,347	14,027	
																83.29%	0.00%	0.00%	16.74%	100.03%	
															375,800						
The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.																					

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. [The value of those parcels located within Tax Incremental District No. 5 that will be overlaid are not included as part of the base value of the territory addition as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$91,763,300. This value is less than the maximum of \$94,516,200 in equalized value that is permitted for the City.

Valuation Test Compliance Calculation	
District Creation Date	9/13/2022
	Valuation Data Currently Available 2024
Total EV (TID In)	787,635,000
12% Test	94,516,200
Increment of Existing TIDs	
TID No. 3	11,826,400
TID No. 5	29,147,400
TID No. 7	4,690,600
TID No. 8	13,166,100
TID No. 9	32,557,000
Total Existing Increment	91,387,500
Projected Base of New or Amended District	375,800
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	91,763,300
Compliance	PASS

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating 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 September 13, 2022 is being amended to add the following Project Costs that the City 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**

##### **Property Acquisition for Development**

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

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

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

### **Acquisition of Rights-of-Way**

The City 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 City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City 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 City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

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

### **Site Preparation Activities**

#### **Environmental Audits and Remediation**

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

### **Demolition**

To make sites suitable for development, the City 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 City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City 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 City 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 City 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 City 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 City 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 City 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 City 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 City 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 City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

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

### **Gas Service**

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

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City 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 City 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 City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

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

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of

the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA (RDA) in the program manual. Any funds returned to the CDA (RDA) from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

## **Miscellaneous**

### **Rail Spur**

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

### **Property Tax Payments to Town**

Property tax payments due to the Town of Chester under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City 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 City'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 City intends to make the following project cost expenditures outside the District:

#### **Previously Approved ½ Mile Radius Improvement:**

Shaler Drive Extension along US 151 – The TID portion is estimated to be \$1.5M.

Stormwater Pond – The TID portion is estimated to be \$500K.

Industrial Drive Mill and Overlay – The TID portion is estimated to be \$25K.

### **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 City 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 City employees relating to the implementation of the Plan.

**Financing Costs**

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

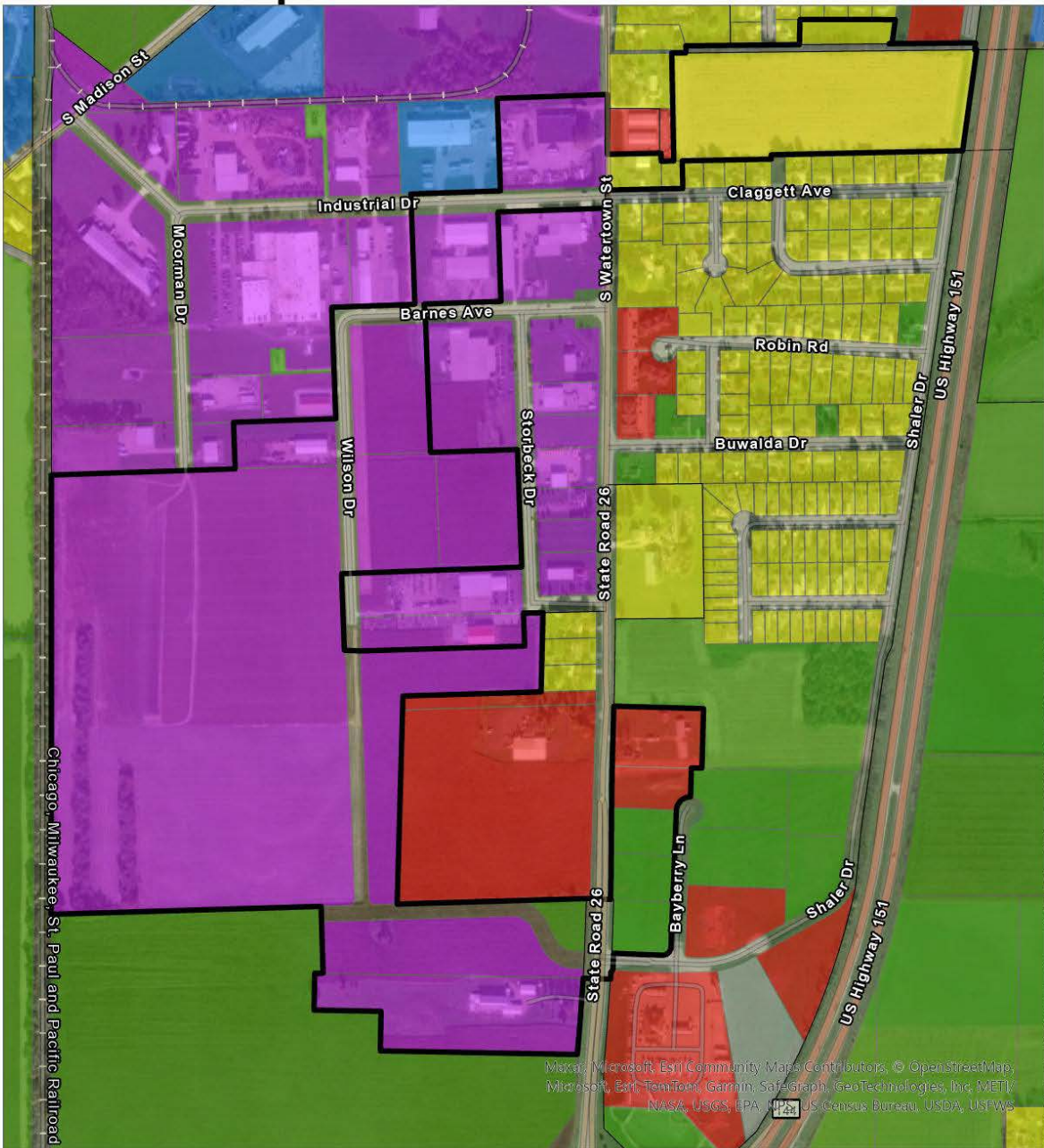
## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses Within the Territory to be Added**

---

Map Found on Following Page.

# Proposed TID #9 Future Land Use



## LEGEND

- TID #9 Boundary
- Municipal Boundary
- Future Land Use
  - Agriculture
  - Commercial
  - Manufacturing
  - Public
  - Residential
  - Undeveloped
  - ROW



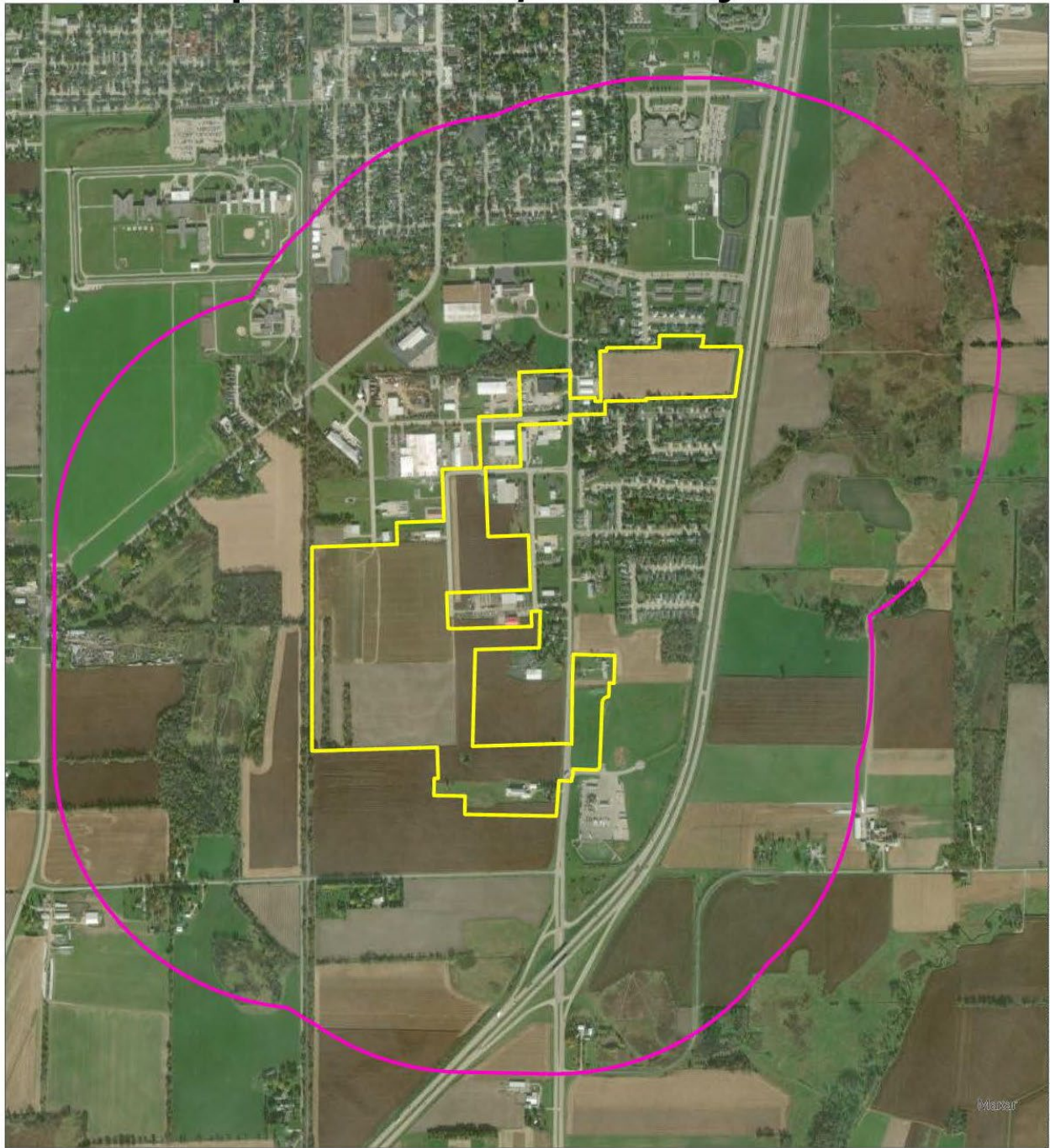
**WAUPUN**  
CITY OF SCULPTURE

Data Source:  
Dodge County



0 340 680 Feet

# Proposed TID #9 1/2 Mile Project Area



## LEGEND

- Proposed TID #9 Boundary
- Proposed TID #9 1/2 Mile Project Area



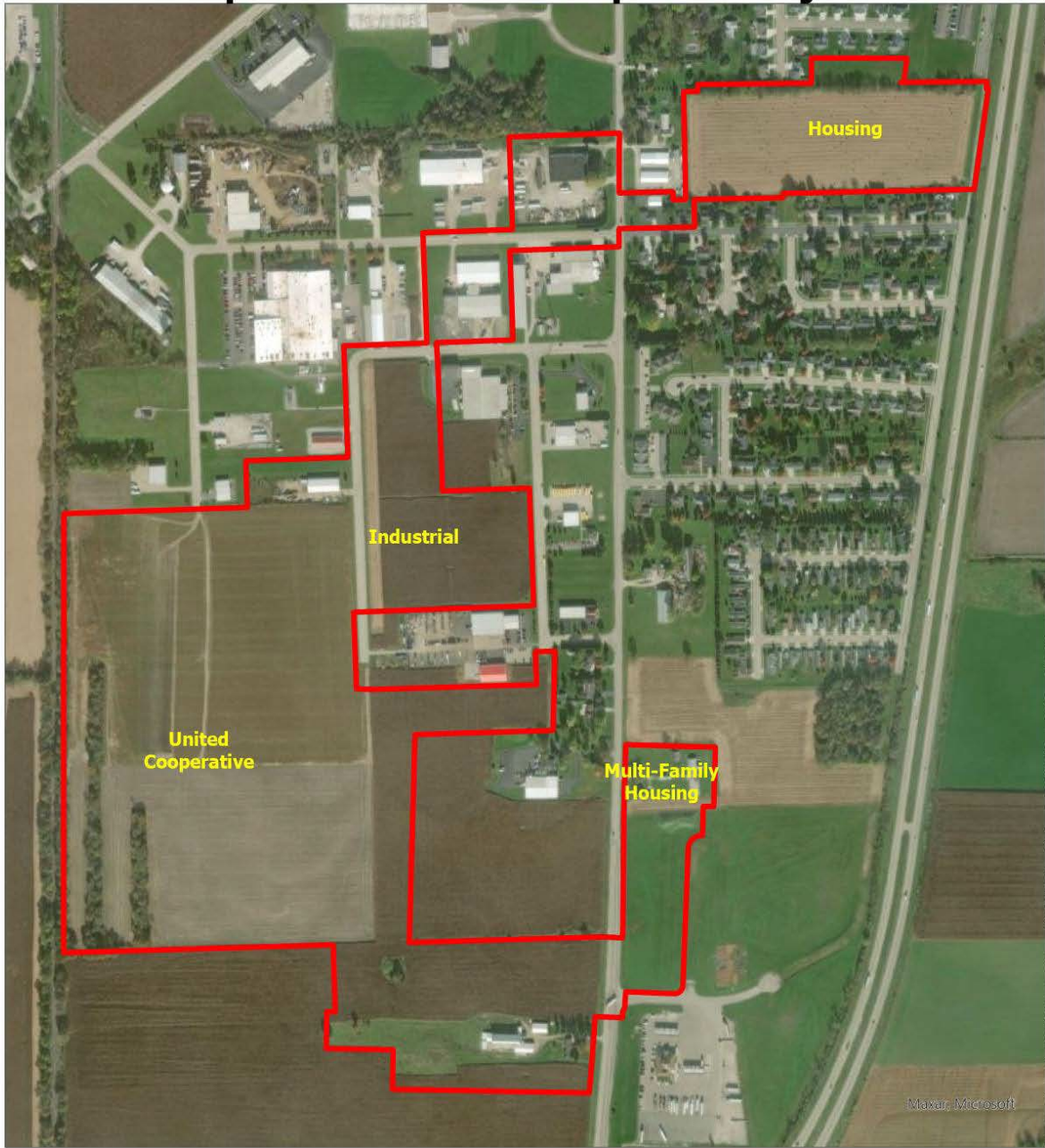
**WAUPUN**  
CITY OF SCULPTURE

Data Sources:  
Dodge County  
Imagery Provided by ESRI



Printed By: JThelen, File: G:\00\003121\ City of Waupun W12023 TID Maps\TID Mapping 2025.aprx, TID #9 Project Area, Print Date: 6/12/2025

# Proposed TID #9 Development Projects



LEGEND

 TID #9 Boundary



**WAUPUN**  
CITY OF SCULPTURE

Data Source:  
Dodge County



## **SECTION 8:**

### **Detailed List of Estimated Project Costs**

---

The following list identifies the Project Costs that the City 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.

### Estimated Project List<sup>1</sup>

Project ID	Project Name/Type	Est. Cost	2025 Amendment	Est. Timing
1	Public Infrastructure	2,768,740		2023
2	Land	500,000		2023
3	SW Contribution	500,000		2023
4	Professional Services/Administration	296,602		2022-2042
5	Occupancy Incentive (Up-front)			
6	Phase 1	765,000		2025
7	Phase 2	80,000		2025
8	Phase 3	455,000		2026
9	Developer Incentive ("Pay As You Go")	2,500,000		2025-2042
10	Property Tax Payments to the Town of Chester	1,376		2023-2027
11	Shaler Drive (East of Hwy 26)	1,500,000		2025-2026
12	Industrial Drive Mill & Overlay	25,000		2025-2026
13	Bayberry Extension (Storm, Street)	900,000		2025-2026
14	Bayberry Extension (Incentive)	500,000		2025-2026
16	Clagget Housing Subdivision (Infrastructure)	2,000,000		2025-2026
17	2025 Amendment -Site Cleanup and Prep for Industrial Dev.		100,000	2027
18	2025 Amendment - Cost for Street & Utilities		900,000	2027
19	2025 Amendment - Incentives for Future Industrial Exp. Users		250,000	2028
20	2025 Amendment - Infrastructure related to New Housing Dev.		750,000	2028
Total Projects		12,791,719	2,000,000	

#### Notes:

1) Per Exhibit C of the Development Agreement entered into between the City and United Cooperative on June 14, 2022.

2) Items 19, and 20 aren't included in the cashflow but it TID eligible. It will be paid if/when additional industrial dev. is realized.

## **SECTION 9:**

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

---

This Section includes 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 City plans to make are expected to create \$51M in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.03 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$15.5M in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

## Table 1 – Development Assumptions

Development Assumptions <sup>1</sup>							
Construction Year		Phase 1/ Phase 2	Phase 3	Pelton Development	Annual Total	Construction Year	
1	2022				0	2022	1
2	2023	100,000			100,000	2023	2
3	2024	21,400,000			21,400,000	2024	3
4	2025		12,000,000		12,000,000	2025	4
5	2026				0	2026	5
6	2027				0	2027	6
7	2028			6,300,000	6,300,000	2028	7
8	2029				0	2029	8
9	2030				0	2030	9
10	2031				0	2031	10
11	2032				0	2032	11
12	2033				0	2033	12
13	2034				0	2034	13
14	2035				0	2035	14
15	2036				0	2036	15
16	2037				0	2037	16
17	2038				0	2038	17
18	2039				0	2039	18
19	2040				0	2040	19
20	2041				0	2041	20
Totals		<u>21,500,000</u>	<u>12,000,000</u>		<u>39,800,000</u>		

Notes:

1) Represents the Guranteed Property Valuation per Section 5 of the Development Agreement entered into between the City and United Cooperative on June 14, 2022.

## Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet									
Type of District	Mixed Use				Base Value	1,829,700			
District Creation Date	August 9, 2022				Appreciation Factor	0.00%			
Valuation Date	Jan 1,	2022			Base Tax Rate	\$17.03			
Max Life (Years)	20				Rate Adjustment Factor	0.00%			
Expenditure Period/Termination	15	8/9/2037							
Revenue Periods/Final Year	20				2043				
Extension Eligibility/Years	Yes				3				
Eligible Recipient District	No								

	Construction		Valuation		Inflation	Total	Revenue		Tax
	Year	Value Added	Year		Increment	Increment	Year	Tax Rate	Increment
1	2022	1,519,700	2023		0	1,519,700	2024	\$17.03	25,874
2	2023	31,037,300	2024		0	32,557,000	2025	\$17.03	554,446
3	2024	0	2025		0	32,557,000	2026	\$17.03	554,446
4	2025	12,000,000	2026		0	44,557,000	2027	\$17.03	758,806
5	2026	0	2027		0	44,557,000	2028	\$17.03	758,806
6	2027	0	2028		0	44,557,000	2029	\$17.03	758,806
7	2028	6,300,000	2029		0	50,857,000	2030	\$17.03	866,095
8	2029	0	2030		0	50,857,000	2031	\$17.03	866,095
9	2030	0	2031		0	50,857,000	2032	\$17.03	866,095
10	2031	0	2032		0	50,857,000	2033	\$17.03	866,095
11	2032	0	2033		0	50,857,000	2034	\$17.03	866,095
12	2033	0	2034		0	50,857,000	2035	\$17.03	866,095
13	2034	0	2035		0	50,857,000	2036	\$17.03	866,095
14	2035	0	2036		0	50,857,000	2037	\$17.03	866,095
15	2036	0	2037		0	50,857,000	2038	\$17.03	866,095
16	2037	0	2038		0	50,857,000	2039	\$17.03	866,095
17	2038	0	2039		0	50,857,000	2040	\$17.03	866,095
18	2039	0	2040		0	50,857,000	2041	\$17.03	866,095
19	2040	0	2041		0	50,857,000	2042	\$17.03	866,095
20	2041	0	2042		0	50,857,000	2043	\$17.03	866,095
<b>Totals</b>		50,857,000			0		Future Value of Increment		15,536,508

Notes:  
Actual results will vary depending on development, inflation of overall tax rates.

## Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2038 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.

**Table 3 – Financing Plan**

Estimated Financing Plan				
	G.O. Bond 2023	Municipal Revenue Obligation (MRO) 2025	State Trust Fund Loan 2024	Totals
Projects				
Wilson/Shaler	1,766,472			1,766,472
BayBerry	392,440			392,440
Incentive				
At Occupancy			1,300,000	1,300,000
Developer Incentive ("Pay As You Go")		2,500,000		2,500,000
Total Project Funds	2,158,912	2,500,000	1,300,000	5,958,912
Estimated Finance Related Expenses	96,450			
Debt Service Reserve				
Capitalized Interest	262,775			
Total Financing Required	2,518,137			
Estimated Interest	3.50%	(13,000)		
Assumed spend down (months)	2			
Rounding	44,863			
Net Issue Size	2,550,000	2,500,000	1,300,000	6,350,000
Notes:				

## Table 4 – Cash Flow

Cash Flow Projection																									
Year	Projected Revenues				Expenditures												Property Tax Payments to				Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Bond 2,345,000		Municipal Revenue Obligation (MRO) <sup>1</sup>	City Reimburse United Co-Op Occupancy Incentive \$845K	City Reimburse United Co-Op Occupancy Interest 4.70%	City Reimburse United Co-Op Occupancy Incentive \$455K	City Reimburse United Co-Op Occupancy Interest 4.70%	City Reimburse Business Park Projects Bayberry/Storm Water \$880K	City Reimburse Business Park Interest 4.70%	City Reimburse Future Pelton Incentive \$900K	City Reimburse Future Pelton Interest 5.00%	Town of Chester <sup>2</sup>	Expenditures & VaneZande Purchase & Cleanup	Professional Services	Admin. + 2%	Total Expenditures	Annual	Cumulative	Principal/ Incentive Outstanding		
					Dated Date: Principal	05/17/23 Interest																			
2024	25,874	30,340	103,500	159,714		103,500											275	271,782	7,071	13,510	117,285	42,429	121,324	2,345,000	2024
2025	554,446		103,500	657,946		103,500											275			7,500	111,275	546,670	667,994	5,425,000	2025
2026	554,446			554,446	0	103,500	283,707	36,597	39,715	-	-		10,000	10,000			275	500,062		7,650	991,506	(437,061)	230,934	5,378,403	2026
2027	758,806			758,806	100,000	103,500	283,866	38,317	37,995	19,706	21,385		43,671	39,399	38,042	45,000	275	100,000		7,803	878,959	(120,154)	110,780	5,138,667	2027
2028	758,806			758,806	100,000	98,500	287,867	40,118	36,194	20,632	20,458		45,723	37,347	39,945	43,097				7,959	777,840	(19,034)	91,746	4,892,249	2028
2029	758,806			758,806	115,000	93,500	279,866	42,004	34,308	21,602	19,489		47,872	35,198	41,942	41,100				8,118	779,999	(21,194)	70,552	4,623,829	2029
2030	866,095			866,095	125,000	87,750	362,298	43,978	32,334	22,617	18,473		50,122	32,948	44,039	39,003				8,281	866,843	(748)	69,804	4,338,073	2030
2031	866,095			866,095	125,000	81,500	367,298	46,045	30,267	23,680	17,410		52,478	30,592	46,241	36,801				8,446	865,758	336	70,140	4,044,629	2031
2032	866,095			866,095	125,000	75,250	372,299	48,209	28,103	24,793	16,297		54,944	28,125	48,553	34,489				8,615	864,677	1,418	71,558	3,743,130	2032
2033	866,095			866,095	135,000	69,000	262,798	50,475	25,837	25,958	15,132		57,527	25,543	50,981	32,061				8,787	759,100	106,995	178,553	3,423,189	2033
2034	866,095			866,095	145,000	62,250		52,847	23,465	27,178	13,912		60,231	22,839	53,530	29,512				8,963	499,727	366,368	544,921	3,084,403	2034
2035	866,095			866,095	150,000	55,000		55,330	20,981	28,456	12,635		63,062	20,008	56,206	26,836				9,142	497,656	368,438	913,359	2,731,349	2035
2036	866,095			866,095	155,000	49,000		57,931	18,381	29,793	11,297		66,025	17,004	59,017	24,025				9,325	496,798	369,296	1,282,655	2,363,583	2036
2037	866,095			866,095	160,000	42,800		60,654	15,658	31,193	9,897		69,129	15,307	61,967	21,075				9,512	497,192	368,903	1,651,558	1,980,640	2037
2038	866,095			866,095	170,000	36,400		63,504	12,807	32,659	8,431		84,096	20,692	65,066	17,976				9,702	521,333	344,762	1,996,320	1,565,315	2038
2039	866,095			866,095	170,000	29,600		66,490	9,823	34,194	6,896		85,780	17,290	68,319	14,723				9,896	513,011	353,084	2,349,404	1,140,532	2039
2040	866,095			866,095	180,000	22,800		69,315	6,698	35,802	5,289		89,340	13,729	71,735	11,307				10,094	516,109	349,986	2,699,389	694,340	2040
2041	866,095			866,095	190,000	15,600		73,186	3,427	37,484	3,606				75,322	7,720				10,296	416,641	449,454	3,148,843	318,348	2041
2042	866,095			866,095	200,000	8,000				39,253	1,850				79,095	3,961				10,502	342,661	523,434	3,672,277	0	2042
2043	866,095			866,095																15,000	15,000	851,095	4,523,372	0	2043
Total	15,536,508	30,340	262,775	15,829,623	2,345,000	1,296,725	2,500,000	845,000	375,993	455,000	202,457		880,000	366,021	900,000	428,686	1,376	871,844	7,071	296,602	11,492,922				Total
Notes:																									
1) Per Section 6.4 of the Development Agreement entered into by the City and United Cooperative on June 14, 2022, 80% of the tax increment retained by the City after the payment of any debt service and other eligible project costs and/or expenses will be reimbursed to the Developer up to a maximum of \$2,500,000. Reimbursements will commence the year following completion of Phases 1, 2, and 3 but in no case prior to calendar year 2026.																									
2) Amount shown is the Town of Chester portion of the property tax bills for parcels 010-1315-0922-000, 010-1315-0932-000, and 010-1315-0843-001. The City will pay this amount to the Town for a period of five years following annexation.																									
Projected TID Closure																									

## **SECTION 10:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since territory proposed to be added to the District has been annexed within the past three years, the City pledges to pay the Town of Chester for each of the next five years an amount equal to the property taxes levied on that territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

## **SECTION 11:**

### **Estimate of Property to be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

#### **Zoning Ordinances**

The proposed Plan Amendment is in general conformance with the City'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 City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City'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 13:**

### **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 14:**

### **How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

---

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

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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

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

The Plan includes the following non-project costs:

1. Shaler Drive Extension: Non-TID portion is estimated to be \$500K.
2. Stormwater Pond East of US 151: Non-TID portion is estimated to be \$2.5M

## **SECTION 16:**

### **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**

Mayor  
City of Waupun  
201 E Main St  
Waupun, Wisconsin 53963

RE: Project Plan Amendment for Tax Incremental District No. 9

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Waupun, 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 City of Waupun Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

## SECTION 17:

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

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

Statement of Taxes Data Year:				2023	Percentage	
Dodge County				1,163,946	19.02%	
City of Waupun				2,508,322	40.99%	
School District of Waupun				2,260,847	36.94%	
Moraine Park Technical College				186,463	3.05%	
Total				6,119,578		
Moraine Park						
Revenue Year	Dodge County	City of Waupun	School District of Waupun	Technical College	Total	Revenue Year
2024	4,921	10,605	9,559	788	25,874	2024
2025	105,456	227,259	204,837	16,894	554,446	2025
2026	105,456	227,259	204,837	16,894	554,446	2026
2027	144,325	311,023	280,337	23,121	758,806	2027
2028	144,325	311,023	280,337	23,121	758,806	2028
2029	144,325	311,023	280,337	23,121	758,806	2029
2030	164,732	354,999	319,974	26,390	866,095	2030
2031	164,732	354,999	319,974	26,390	866,095	2031
2032	164,732	354,999	319,974	26,390	866,095	2032
2033	164,732	354,999	319,974	26,390	866,095	2033
2034	164,732	354,999	319,974	26,390	866,095	2034
2035	164,732	354,999	319,974	26,390	866,095	2035
2036	164,732	354,999	319,974	26,390	866,095	2036
2037	164,732	354,999	319,974	26,390	866,095	2037
2038	164,732	354,999	319,974	26,390	866,095	2038
2039	164,732	354,999	319,974	26,390	866,095	2039
2040	164,732	354,999	319,974	26,390	866,095	2040
2041	164,732	354,999	319,974	26,390	866,095	2041
2042	164,732	354,999	319,974	26,390	866,095	2042
2043	164,732	354,999	319,974	26,390	866,095	2043
<div><div><div>2,955,050</div><div>6,368,179</div><div>5,739,884</div><div>473,396</div><div>15,536,508</div></div></div>						
Notes:						

June 4, 2025

## PROJECT PLAN

# City of Waupun, Wisconsin

## Tax Incremental District No. 10



---

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 June 17, 2025
Public Hearing Held:	Scheduled for June 18, 2025
Action by Plan Commission:	Scheduled for June 18, 2025
Action by Common Council:	Scheduled for July 8, 2025
Action by the Joint Review Board:	Scheduled for TBD

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## **SECTION 1:**

### **Executive Summary**

---

#### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 10 (“District”) is a 2.65-acre property in need of rehabilitation or conservation, located at 331 Bly Street in Waupun. The District will be created to pay the costs of infrastructure improvements and developer incentives (“Project”) so that the property and surrounding area can be rehabilitated. The City is working with a developer to ensure this property is brought up to code and meets the housing needs of the City (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in the rehabilitation of the neighborhood and building providing for improved housing opportunities.

#### **AUTHORITY**

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

#### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$5.5M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.5M for incentives, \$1,050,000 for road improvements and related utilities, \$555K in interest costs, \$84K in finance costs, and \$64K for ongoing planning and administration.

#### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$6M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

#### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

#### **SUMMARY OF FINDINGS**

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with rehabilitation of structures and the existing property.

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 City has considered the following information:

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

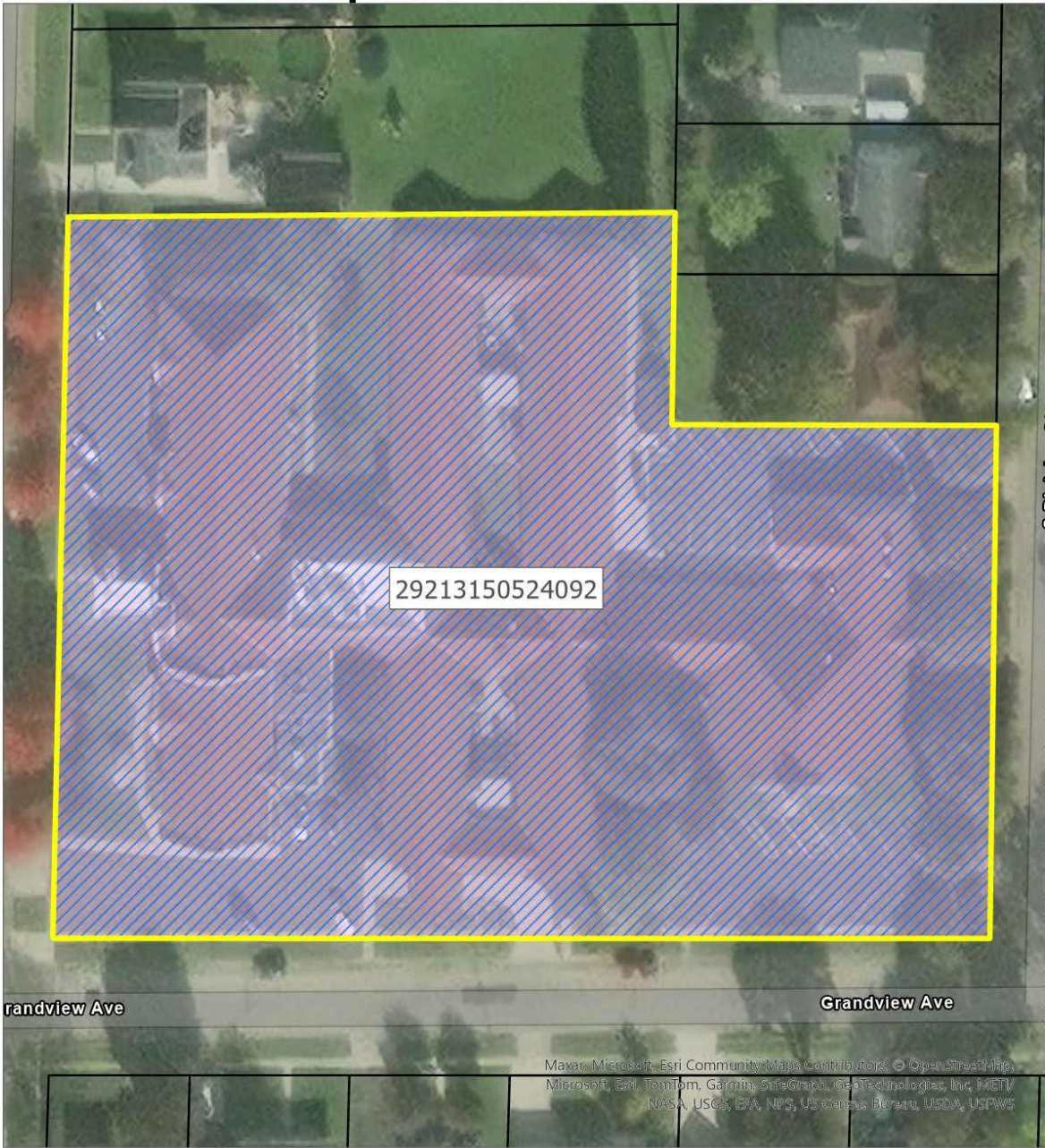
## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

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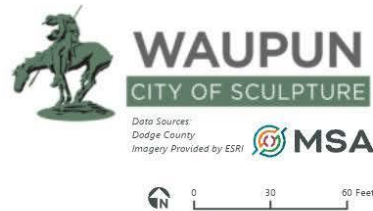
Map Found on Following Page.

# Proposed TID #10 Parcels



## LEGEND

- TID No. 10 Boundary
- TID No. 10 Parcel
- Blight Parcel
- Parcels



## **SECTION 3:**

### **Map Showing Existing Uses and Conditions**

---







Map Found on Following Page.

# Proposed TID #10 Existing Land Use



Print Date: 6/11/2025  
 File: G:\00100212\City of Waupun\WV\325 TID Maps\TID Mapping 2025.aprx, TID #10 Existing Land Use  
 Printed By: Jhealen

## LEGEND

- |   |   |
|---|---|
|  Proposed TID #10 Boundary |  Commercial    |
|  Existing Land Use         |  Manufacturing |
|  Residential               |  Public        |



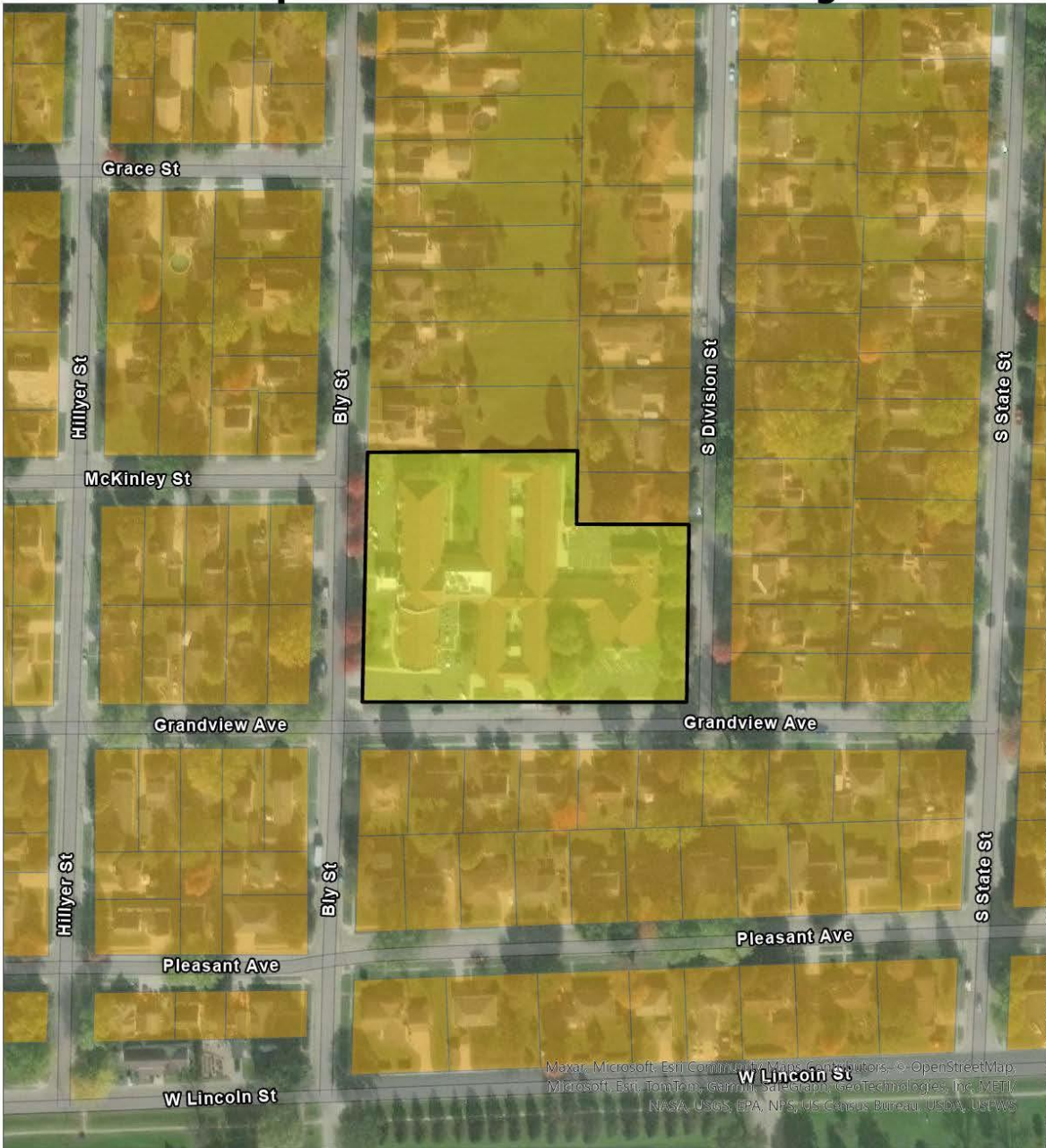
**WAUPUN**  
 CITY OF SCULPTURE

Data Sources:  
 Dodge County  
 Imagery Provided by ESRI



0 90 180 Feet

# Proposed TID #10 Current Zoning



## LEGEND

 Proposed TID #10 Boundary

## Zoning

 R-4

 R-3



**WAUPUN**  
CITY OF SCULPTURE

Data Sources:  
Dodge County  
Imagery Provided by ESRI



0 90 180 Feet

# SECTION 4:

## Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Designated Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Rehab/Conservation
1	292-1315-0524	331 Bly Street	Bly Street, LLC	2.65		2.65		2.65
TOTALS				2.65	0.00	2.65	0.00	2.65

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)	100%
Percentage of TID Area Not Designated as in Need of Rehabilitation or Conservation	0%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	0%
Wetland Acreage Removed from District Boundaries	0.00

Property Information										Assessment Information			Equalized Value			Purpose Test	
								Annexed Within Prior 3 Years ...Indicate date	Part of Existing TID? ...Indicate TID #							Rehab/	
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Special District(s)			Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Rehab/ Conservation
N/A	ROW Areas																
	1292-1315-0524-092	331 Bly Street	Bly Street, LLC	2.65		0 Waupun	(s)	No	No	103,000	854,600	957,600	100.00%	103,000	854,600	957,600	2.65
Less Wetland Acreage																	
				Total Acreage	2.65					103,000	854,600	957,600		103,000	854,600		2.65
														957,600			100.00%
The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.																	

The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.

## SECTION 5:

### Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, minus TID 6 increment which was closed April 29, 2025, totals \$92,401,700. This value is less than the maximum of \$94,516,200 in equalized value that is permitted for the City.

Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2024)	\$	787,635,000
TID Valuation Limit @ 12% of Above Value	\$	94,516,200
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	957,600
Plus: Assumed change for Jan. 1, 2025 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	99,990,100
Less: TID 6 Closed in April 29, 2025	\$	(8,546,000)
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	92,401,700
Total Percentage of TID IN Equalized Value		11.73%
Residual Value Capacity of TID IN Equalized Value	\$	2,114,500

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

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

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

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

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

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

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

### **Property Acquisition for Conservancy**

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

### **Acquisition of Rights-of-Way**

The City 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 City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City 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 City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

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

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

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

### **Demolition**

To make sites suitable for development, the City 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 City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City 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 City 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 City 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 City 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 City 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 City 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 City 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 City 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 City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

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

### **Gas Service**

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

### **Communications Infrastructure**

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

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

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City 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 City 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 City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

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

## **Miscellaneous**

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City 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 City'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 City intends to make the following project cost expenditures outside the District:

1. W. Brown Street Mill & Overly = \$50K
2. Grace Street Reconstruction & Related Utilities = \$1M

### **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 City 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 City employees relating to the implementation of the Plan.

### **Financing Costs**

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

## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses**

---

Map Found on Following Page.

# Proposed TID #10 Future Land Use



## LEGEND

- |   |   |
|---|---|
|  Proposed TID #10 Boundary |  Commercial    |
|  Future Land Use           |  Manufacturing |
|  Residential               |  Public        |



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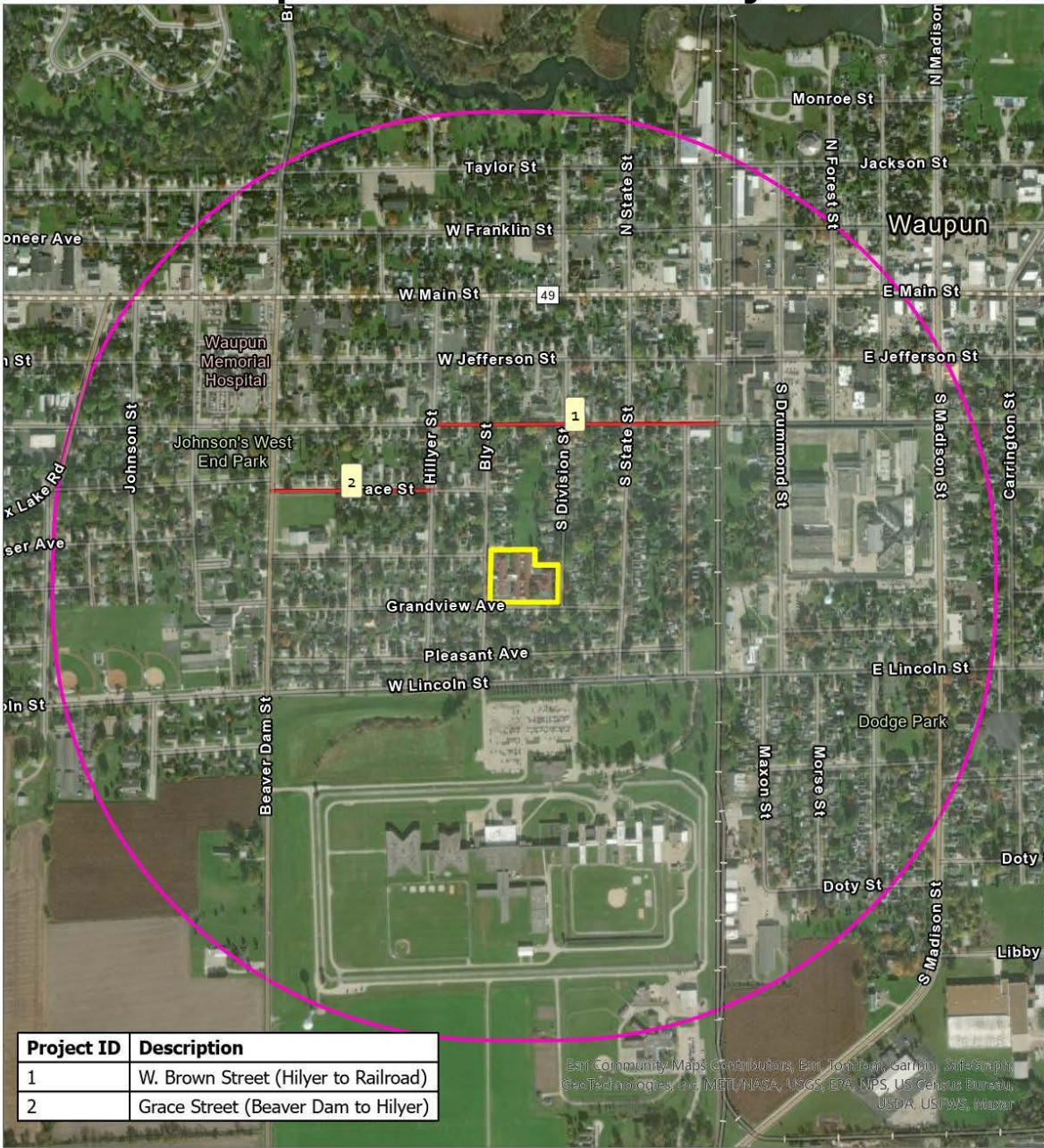
Data Sources:  
Dodge County  
Imagery Provided by ESRI

 **MSA**



They should label this map as half mile projects as well.

# Proposed TID #10 Street Projects



LEGEND

- tid\_10\_projects
- TID No. 10 Boundary
- Street Projects
- TID No. 10 Project Area



**WAUPUN**  
CITY OF SCULPTURE

Data Sources:  
Dodge County  
Imagery Provided by ESRI



0 430 860 Feet

## SECTION 8:

### Detailed List of Estimated Project Costs

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

Detailed List of Estimated Project Costs								
Project ID	Project Name/Type	Est. Cost			Less: Non-Project Costs	Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Ongoing				
1	Building Rehabilitation Incentive	1,500,000				1,500,000		2026
2	W. Brown Street Mill & Overlay		50,000			50,000		2027
3	Grace Street Reconstruction, Utilities, and Sidewalks		1,000,000		2,200,000	3,200,000		2028
4	TID Setup & Professional Services	20,000				20,000		2025
5	Interest on Long Term Debt			554,988		554,988		Ongoing
6	Financing Costs			64,400		64,400		Ongoing
7	Ongoing Planning & Administrative Costs			61,006		61,006		Ongoing
Total Projects		1,520,000	1,050,000	680,394	2,200,000	5,450,394	0	
Notes:								

## **SECTION 9:**

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

---

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

#### **Key Assumptions**

The Project Costs the City plans to make are expected to create \$6M in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.03 per thousand of equalized value and declining by .25 of 1% annually, and a 2% economic appreciation or depreciation, the Project would generate \$3,754,382 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

**Table 1 – Development Assumptions**

Development Assumptions					
Construction Year		Building Renovation	Annual Total	Construction Year	
1	2025		0	2025	1
2	2026	4,000,000	4,000,000	2026	2
3	2027	2,000,000	2,000,000	2027	3
4	2028		0	2028	4
5	2029		0	2029	5
Totals		6,000,000	6,000,000		
Notes:					

## Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet										
Type of District	Rehabilitation		Base Value	957,600						
District Creation Date	July 8, 2025		Economic Change Factor	2.00%						
Valuation Date	Jan 1,	2025	Apply to Base Value							
Max Life (Years)	27		Base Tax Rate	\$17.03						
End of Expenditure Period	22	7/8/2047	Rate Adjustment Factor	-0.25%						
Revenue Periods/Final Year	27	2053								
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	Yes									
			Tax Exempt Discount Rate	4.00%						
			Taxable Discount Rate	5.50%						

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment	Tax Exempt	Taxable NPV
									NPV Calculation	Calculation
1	2025	0	2026	0	0	2027	\$16.99	0	0	0
2	2026	4,000,000	2027	0	4,000,000	2028	\$16.94	67,780	57,938	54,713
3	2027	2,000,000	2028	80,000	6,080,000	2029	\$16.90	102,768	142,406	133,344
4	2028	0	2029	121,600	6,201,600	2030	\$16.86	104,561	225,042	209,177
5	2029	0	2030	124,032	6,325,632	2031	\$16.82	106,386	305,887	282,310
6	2030	0	2031	126,513	6,452,145	2032	\$16.78	108,242	384,978	352,840
7	2031	0	2032	129,043	6,581,188	2033	\$16.73	110,131	462,355	420,861
8	2032	0	2033	131,624	6,712,811	2034	\$16.69	112,053	538,053	486,460
9	2033	0	2034	134,256	6,847,068	2035	\$16.65	114,008	612,111	549,724
10	2034	0	2035	136,941	6,984,009	2036	\$16.61	115,997	684,562	610,736
11	2035	0	2036	139,680	7,123,689	2037	\$16.57	118,022	755,443	669,577
12	2036	0	2037	142,474	7,266,163	2038	\$16.53	120,081	824,787	726,324
13	2037	0	2038	145,323	7,411,486	2039	\$16.48	122,177	892,627	781,051
14	2038	0	2039	148,230	7,559,716	2040	\$16.44	124,308	958,997	833,830
15	2039	0	2040	151,194	7,710,910	2041	\$16.40	126,478	1,023,927	884,730
16	2040	0	2041	154,218	7,865,128	2042	\$16.36	128,685	1,087,449	933,819
17	2041	0	2042	157,303	8,022,431	2043	\$16.32	130,930	1,149,594	981,161
18	2042	0	2043	160,449	8,182,879	2044	\$16.28	133,215	1,210,392	1,026,818
19	2043	0	2044	163,658	8,346,537	2045	\$16.24	135,540	1,269,871	1,070,849
20	2044	0	2045	166,931	8,513,468	2046	\$16.20	137,905	1,328,061	1,113,314
21	2045	0	2046	170,269	8,683,737	2047	\$16.16	140,311	1,440,388	1,217,751
22	2046	0	2047	173,675	8,857,412	2048	\$16.12	142,760	1,498,310	1,259,419
23	2047	0	2048	177,148	9,034,560	2049	\$16.08	145,251	1,554,975	1,299,603
24	2048	0	2049	180,691	9,215,251	2050	\$16.04	147,785	1,610,412	1,338,358
25	2049	0	2050	184,305	9,399,556	2051	\$16.00	150,364	1,664,647	1,375,733
26	2050	0	2051	187,991	9,587,548	2052	\$15.96	152,988	1,717,705	1,411,777
27	2051	0	2052	191,751	9,779,298	2053	\$15.92	155,658	1,769,614	1,446,539
<b>Totals</b>		<b>6,000,000</b>		<b>3,779,298</b>		<b>Future Value of Increment</b>		<b>3,254,382</b>		

Notes:

## **Financing and Implementation**

Table 3. provides a summary of the District's financing plan.

**Table 3 – Financing Plan**

Estimated Financing Plan			
	DEBT ISSUES	MRO's	
	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2026	Totals
Projects			
Phase I		1,500,000	1,500,000
Phase II	1,050,000		1,050,000
Total Project Funds	1,050,000	1,500,000	2,550,000
Other Funds			
Debt Service Reserve			
Capitalized Interest			
Estimated Finance Related Expenses	64,400		
Underwriter Discount	12.00	13,380	
Total Financing Required	1,127,780		
Estimated Interest	3.75%	(13,125)	
Assumed spend down (months)	4		
Rounding	345		
Net Issue Size	1,115,000	1,500,000	2,615,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year

2052 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.

**Table 4 – Cash Flow**

Cash Flow Projection																
Year	Projected Revenues			Projected Expenditures								Balances			Year	
	Tax Increments	Debt Proceeds	Total Revenues	2027 G.O. Promissory Note \$1,115,000 Dated Date: 08/01/27			Total Debt Service	MRO #1 2026 \$1,500,000	Capital Expenditures TID Setup	Finance Costs	Ongoing Planning & Administratio	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
				Principal	Est. Rate	Interest										
2025			0				0		20,000			20,000	(20,000)	(20,000)	0	2025
2026			0				0				500	500	(500)	(20,500)	0	2026
2027	0		0				0				1,500	1,500	(1,500)	(22,000)	0	2027
2028	67,780	1,115,000	1,182,780		3.75%	44,850	44,850	0		1,050,000	65,000	1,161,380	21,400	(600)	0	2028
2029	102,768		102,768	30,000	3.75%	44,850	74,850	25,757			1,561	102,168	600	(0)	0	2029
2030	104,561		104,561	35,000	3.75%	43,725	78,725	24,244			1,592	104,561	0	(0)	0	2030
2031	106,386		106,386	40,000	3.75%	42,413	82,413	22,350			1,624	106,386	0	(0)	0	2031
2032	108,242		108,242	40,000	3.75%	40,913	80,913	25,673			1,656	108,242	0	(0)	0	2032
2033	110,131		110,131	45,000	3.75%	39,413	84,413	24,029			1,689	110,131	0	(0)	0	2033
2034	112,053		112,053	50,000	3.75%	37,725	87,725	22,605			1,723	112,053	0	(0)	0	2034
2035	114,008		114,008	50,000	3.75%	35,850	85,850	26,401			1,757	114,008	0	(0)	0	2035
2036	115,997		115,997	55,000	3.75%	33,975	88,975	25,230			1,793	115,997	0	(0)	0	2036
2037	118,022		118,022	60,000	4.00%	31,913	91,913	24,281			1,828	118,022	0	(0)	0	2037
2038	120,081		120,081	65,000	4.00%	29,513	94,513	23,704			1,865	120,081	0	(0)	0	2038
2039	122,177		122,177	70,000	4.00%	26,913	96,913	23,362			1,902	122,177	0	(0)	0	2039
2040	124,308		124,308	70,000	4.00%	24,113	94,113	28,256			1,940	124,308	0	(0)	0	2040
2041	126,478		126,478	75,000	4.00%	21,313	96,313	28,186			1,979	126,478	0	(0)	0	2041
2042	128,685		128,685	80,000	4.00%	18,313	98,313	28,353			2,019	128,685	0	(0)	0	2042
2043	130,930		130,930	80,000	4.25%	15,113	95,113	33,759			2,059	130,930	0	(0)	0	2043
2044	133,215		133,215	85,000	4.25%	11,713	96,713	34,402			2,100	133,215	0	(0)	0	2044
2045	135,540		135,540	90,000	4.25%	8,100	98,100	35,297			2,142	135,540	0	(0)	0	2045
2046	137,905		137,905	95,000	4.50%	4,275	99,275	36,445			2,185	137,905	0	(0)	0	2046
2047	140,311		140,311				0	138,082			2,229	140,311	0	(0)	0	2047
2048	142,760		142,760				0	140,486			2,273	142,760	0	(0)	0	2048
2049	145,251		145,251				0	142,932			2,319	145,251	0	(0)	0	2049
2050	147,785		147,785				0	145,420			2,365	147,785	0	(0)	0	2050
2051	150,364		150,364				0	147,952			2,413	150,364	0	(0)	0	2051
2052	152,988		152,988				0	147,903			2,461	152,988	0	0	0	2052
2053	155,658		155,658				0	144,894			10,000	154,894	764	764	0	2053
Totals	3,254,382	1,115,000	4,369,382	1,115,000		554,988	1,669,988	1,500,000	20,000	1,050,000	65,000	61,006				Totals
Notes:																
PROJECTED CLOSURE YEAR																
LEGEND: <div>CALLABLE MATURITIES</div> <div>END OF EXP. PERIOD</div>																

## **SECTION 10:**

### **Annexed Property**

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

## **SECTION 11:**

### **Estimate of Property to Be Devoted to Retail Business**

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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#### **Zoning Ordinances**

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

#### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for multi-family housing.

#### **Building Codes and Ordinances**

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

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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

## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

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Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property and eliminating blight by providing appropriate financial incentives for private development projects and infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as improved housing opportunities.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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

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

The Plan includes the following non-project costs:

1. A portion of the Grace Street Reconstruction, estimated to be \$2.2M

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

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Legal Opinion Found on Following Page.

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

**SAMPLE**

Mayor  
City of Waupun  
201 E Main St  
Waupun, Wisconsin 53963

**RE: Project Plan for Tax Incremental District No. 10**

Dear Mayor:

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

As City Attorney for the City of Waupun, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Waupun Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

## SECTION 17:

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

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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.						
Revenue Year	Dodge County	City of Waupun	Waupun School District	Moraine Park Technical	Total	Revenue Year
2027	0	0	0	0	0	2027
2028	12,892	27,782	25,041	2,065	67,780	2028
2029	19,546	42,123	37,967	3,131	102,768	2029
2030	19,888	42,858	38,630	3,186	104,561	2030
2031	20,235	43,606	39,304	3,242	106,386	2031
2032	20,588	44,367	39,989	3,298	108,242	2032
2033	20,947	45,141	40,687	3,356	110,131	2033
2034	21,312	45,929	41,397	3,414	112,053	2034
2035	21,684	46,730	42,120	3,474	114,008	2035
2036	22,063	47,546	42,855	3,534	115,997	2036
2037	22,448	48,375	43,602	3,596	118,022	2037
2038	22,839	49,219	44,363	3,659	120,081	2038
2039	23,238	50,078	45,137	3,723	122,177	2039
2040	23,644	50,952	45,925	3,788	124,308	2040
2041	24,056	51,841	46,727	3,854	126,478	2041
2042	24,476	52,746	47,542	3,921	128,685	2042
2043	24,903	53,666	48,372	3,989	130,930	2043
2044	25,338	54,603	49,216	4,059	133,215	2044
2045	25,780	55,556	50,074	4,130	135,540	2045
2046	26,230	56,525	50,948	4,202	137,905	2046
2047	26,687	57,511	51,837	4,275	140,311	2047
2048	27,153	58,515	52,742	4,350	142,760	2048
2049	27,627	59,536	53,662	4,426	145,251	2049
2050	28,109	60,575	54,599	4,503	147,785	2050
2051	28,599	61,632	55,551	4,582	150,364	2051
2052	29,098	62,708	56,521	4,662	152,988	2052
2053	29,606	63,802	57,507	4,743	155,658	2053
<b>Totals</b>	<b>618,985</b>	<b>1,333,922</b>	<b>1,202,315</b>	<b>99,161</b>	<b>3,254,382</b>	