

November 6, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Fitchburg, WI

Tax Incremental District No. 14



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

City of Fitchburg, Wisconsin Tax Incremental District No. 14

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Incremental District No. 14 (“District”) was created on July 26, 2022 as a Mixed Use District.

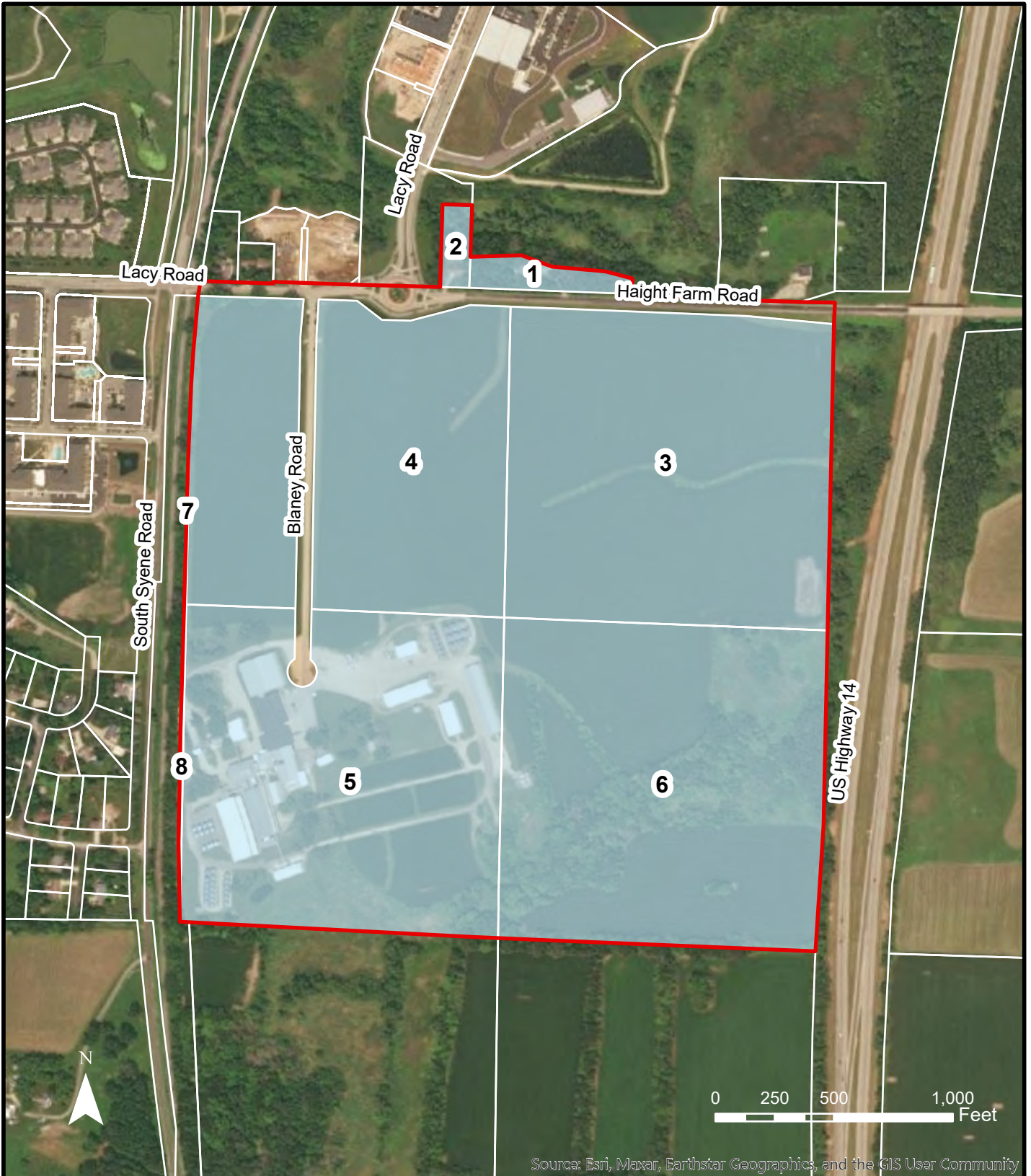
The TID has an expenditure period that ends on July 26, 2037 and has a mandatory termination date of July 26, 2042. The final year of increment collection is 2043.

Background Data:	Base Value	\$4,121,800
	Incremental Value (as of January 1, 2025)	\$25,375,100
	Year End Fund Balance (2024)	(\$27,535)
	Projected Closure (based on current cash flow)	2040

Notes: None.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - Development Assumptions
 - TID Increment Projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- TID #14 Boundary
- TID #14 Tax Parcels

FITCHBURG TID #14 TAX PARCELS



Note: Numbers identified in map refer to Map Key in data table.
Parcel boundaries shown as of January 1, 2022

City of Fitchburg, Wisconsin

Tax Increment District # 14

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2022	505,700	505,700	2022	1
2	2023	5,136,200	5,136,200	2023	2
3	2024	19,733,200	19,733,200	2024	3
4	2025		0	2025	4
5	2026		0	2026	5
6	2027		0	2027	6
7	2028		0	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>25,375,100</u>	<u>25,375,100</u>		

Notes:

City of Fitchburg, Wisconsin

Tax Increment District # 14

Tax Increment Projection Worksheet (Oregon Schools)

Type of District	Mixed Use	Base Value	4,121,800
District Creation Date	July 26, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2022	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor	-1.50%
Expenditure Period/Termination	15 7/26/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20 2043	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2022	505,700	2023	0	505,700	2024	\$18.69	9,452
2 2023	5,136,200	2024	0	5,641,900	2025	\$18.13	102,282
3 2024	19,733,200	2025	0	25,375,100	2026	\$17.86	453,124
4 2025	0	2026	0	25,375,100	2027	\$17.59	446,327
5 2026	0	2027	0	25,375,100	2028	\$17.33	439,632
6 2027	0	2028	0	25,375,100	2029	\$17.07	433,038
7 2028	0	2029	0	25,375,100	2030	\$16.81	426,542
8 2029	0	2030	0	25,375,100	2031	\$16.56	420,144
9 2030	0	2031	0	25,375,100	2032	\$16.31	413,842
10 2031	0	2032	0	25,375,100	2033	\$16.06	407,634
11 2032	0	2033	0	25,375,100	2034	\$15.82	401,520
12 2033	0	2034	0	25,375,100	2035	\$15.59	395,497
13 2034	0	2035	0	25,375,100	2036	\$15.35	389,565
14 2035	0	2036	0	25,375,100	2037	\$15.12	383,721
15 2036	0	2037	0	25,375,100	2038	\$14.90	377,965
16 2037	0	2038	0	25,375,100	2039	\$14.67	372,296
17 2038	0	2039	0	25,375,100	2040	\$14.45	366,711
18 2039	0	2040	0	25,375,100	2041	\$14.23	361,211
19 2040	0	2041	0	25,375,100	2042	\$14.02	355,793
20 2041	0	2042	0	25,375,100	2043	\$13.81	350,456
Totals	25,375,100		0		Future Value of Increment		7,306,754

City of Fitchburg, Wisconsin

Tax Increment District # 14

Cash Flow Projection

Year	Projected Revenues			Expenditures						Balances			Year	
	Tax Increments	Interest Earnings	Total Revenues	G.O. Notes, Series 2028 4,250,000 Dated Date: 05/01/28			General Government		Total Expenditures	Annual	Cumulative	Debt & MRO Principal Outstanding		
				Principal	Est. Rate	Interest	Fiscal Charges							
2022			0									(34,697)		2022
2023		516	516				986	1,604	2,590	(2,074)	(36,771)			2023
2024	9,452	1,211	10,663				1,102	325	1,427	9,236	(27,535)			2024
2025	102,282		102,282					328	328	101,954	74,419			2025
2026	453,124		453,124					332	332	452,793	527,211			2026
2027	446,327		446,327					335	335	445,993	973,204			2027
2028	439,632		439,632					338	338	439,294	1,412,498	4,250,000		2028
2029	433,038		433,038	95,000	5.00%	316,375		342	411,717	21,321	1,433,820	4,155,000		2029
2030	426,542		426,542	210,000	5.00%	202,500		345	412,845	13,697	1,447,517	3,945,000		2030
2031	420,144		420,144	220,000	5.00%	191,750		348	412,098	8,046	1,455,563	3,725,000		2031
2032	413,842		413,842	230,000	5.00%	180,500		352	410,852	2,990	1,458,553	3,495,000		2032
2033	407,634		407,634	245,000	5.00%	168,625		355	413,980	(6,346)	1,452,207	3,250,000		2033
2034	401,520		401,520	255,000	5.00%	156,125		359	411,484	(9,964)	1,442,243	2,995,000		2034
2035	395,497		395,497	270,000	5.00%	143,000		363	413,363	(17,865)	1,424,377	2,725,000		2035
2036	389,565		389,565	285,000	5.00%	129,125		366	414,491	(24,927)	1,399,451	2,440,000		2036
2037	383,721		383,721	300,000	5.00%	114,500		370	414,870	(31,149)	1,368,302	2,140,000		2037
2038	377,965		377,965	315,000	5.00%	99,125		374	414,499	(36,533)	1,331,769	1,825,000		2038
2039	372,296		372,296	330,000	5.00%	83,000		377	413,377	(41,081)	1,290,688	1,495,000		2039
2040	366,711		366,711	345,000	5.00%	66,125		381	411,506	(44,795)	1,245,893	1,150,000		2040
2041	361,211		361,211	365,000	5.00%	48,375		385	413,760	(52,549)	1,193,344	785,000		2041
2042	355,793		355,793	385,000	5.00%	29,625		389	415,014	(59,221)	1,134,123	400,000		2042
2043	350,456		350,456	400,000	5.00%	10,000		393	410,393	(59,937)	1,074,186	0		2043
Total	7,306,754	1,727	7,308,481	4,250,000		1,938,750	2,088	8,760	6,199,598					Total

Notes:

1. 2028 financing is for Haight Farm Drive improvements.

Projected TID Closure if no other costs incurred

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
13225	FITCHBURG	DANE	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
014	6	Hartung	07/26/2022	07/26/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-36,771

Section 3 – Revenue	Amount
Tax increment	\$9,452
Investment income	\$1,211
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$10,663

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$175
Professional services	
Interest and fiscal charges	\$1,102
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$1,427

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-27,535
Future costs	\$37,068,137
Future revenue	\$59,168,534
Surplus or deficit	\$22,072,862

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)
009	\$0	\$0	\$0	\$0
010	\$10,689,700	\$-253,600	\$252,300	\$10,688,400
011	\$0	\$0	\$0	\$0
012	\$4,874,000	\$0	\$0	\$4,874,000
013	\$7,287,900	\$0	\$-4,100	\$7,283,800
014	\$5,064,000	\$0	\$0	\$5,064,000
016	\$0	\$-97,700	\$0	\$-97,700
017	\$0	\$0	\$0	\$0
Total	\$27,915,600	\$-351,300	\$248,200	\$27,812,500

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
009	\$0	\$5,733,042,400	0.00	\$25,621,911	\$0
010	\$10,688,400	\$5,733,042,400	0.19	\$25,621,911	\$48,682
011	\$0	\$5,733,042,400	0.00	\$25,621,911	\$0
012	\$4,874,000	\$5,733,042,400	0.09	\$25,621,911	\$23,060
013	\$7,283,800	\$5,733,042,400	0.13	\$25,621,911	\$33,308
014	\$5,064,000	\$5,733,042,400	0.09	\$25,621,911	\$23,060
016	\$-97,700	\$5,733,042,400	0.00	\$25,621,911	\$0
017	\$0	\$5,733,042,400	0.00	\$25,621,911	\$0
Total	\$27,812,500	\$5,733,042,400	0.50	\$25,621,911	\$128,110

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$128,110	\$1.28110

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	009	\$0	\$4,668,212,700	0.00	\$23,910,270	\$0
2023	010	\$13,427,200	\$4,668,212,700	0.29	\$23,910,270	\$69,340
2023	011	\$0	\$4,668,212,700	0.00	\$23,910,270	\$0

Form PE-300		TID Annual Report				2024 WI Dept of Revenue	
2023	012	\$1,611,100	\$4,668,212,700	0.03	\$23,910,270	\$7,173	
2023	013	\$1,673,300	\$4,668,212,700	0.04	\$23,910,270	\$9,564	
2023	014	\$0	\$4,668,212,700	0.00	\$23,910,270	\$0	
2023	015	\$0	\$4,668,212,700	0.00	\$23,910,270	\$0	
2023	Total	\$16,711,600	\$4,668,212,700	0.36	\$23,910,270	\$86,077	

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Misty Dodge	Contact title Finance Director/Comptroller
Contact email misty.dodge@fitchburgwi.gov	Contact phone (608) 270-4252