



City of Waukesha

2021

Annual Report

Open TIF Districts

This report has been generated to satisfy the State of Wisconsin statutory requirement to provide financial information for each district on an annual basis. The required reports have been filed with the Wisconsin Department of Revenue and can be found on their website. The financial detail shown in this report is a snapshot in time. The longer districts are open the easier it is for us to predict cash flow and termination date. The newest districts often show negative balances because there are capital outlays being made before new taxable projects are finished. As the new projects come onto the tax rolls the district is reimbursed for these initial costs and often show positive balances. These reports do not consider future expected expenses for projects that have not yet begun.

TIF Annual Report

2021

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01 - Portfolio Overview

Waukesha's use of TIF

The City of Waukesha has been dedicated in the past to using TIF nearly exclusively for blight elimination and Industrial development. The City has dozens of successful projects that are a result of the public private partnerships centered around TIF funding. The City has eliminated significant blight in its central city and added hundreds of manufacturing jobs to its economy because of its use of TIDs.

Financial Highlights

This annual report is a snapshot in time of the financial condition of each district. District finances vary depending on the timing of expenditures and corresponding development. The City monitors the long-term health of each district closely. This report does not comment on the long-term outlook of the districts but rather its financial position at the end of 2021.

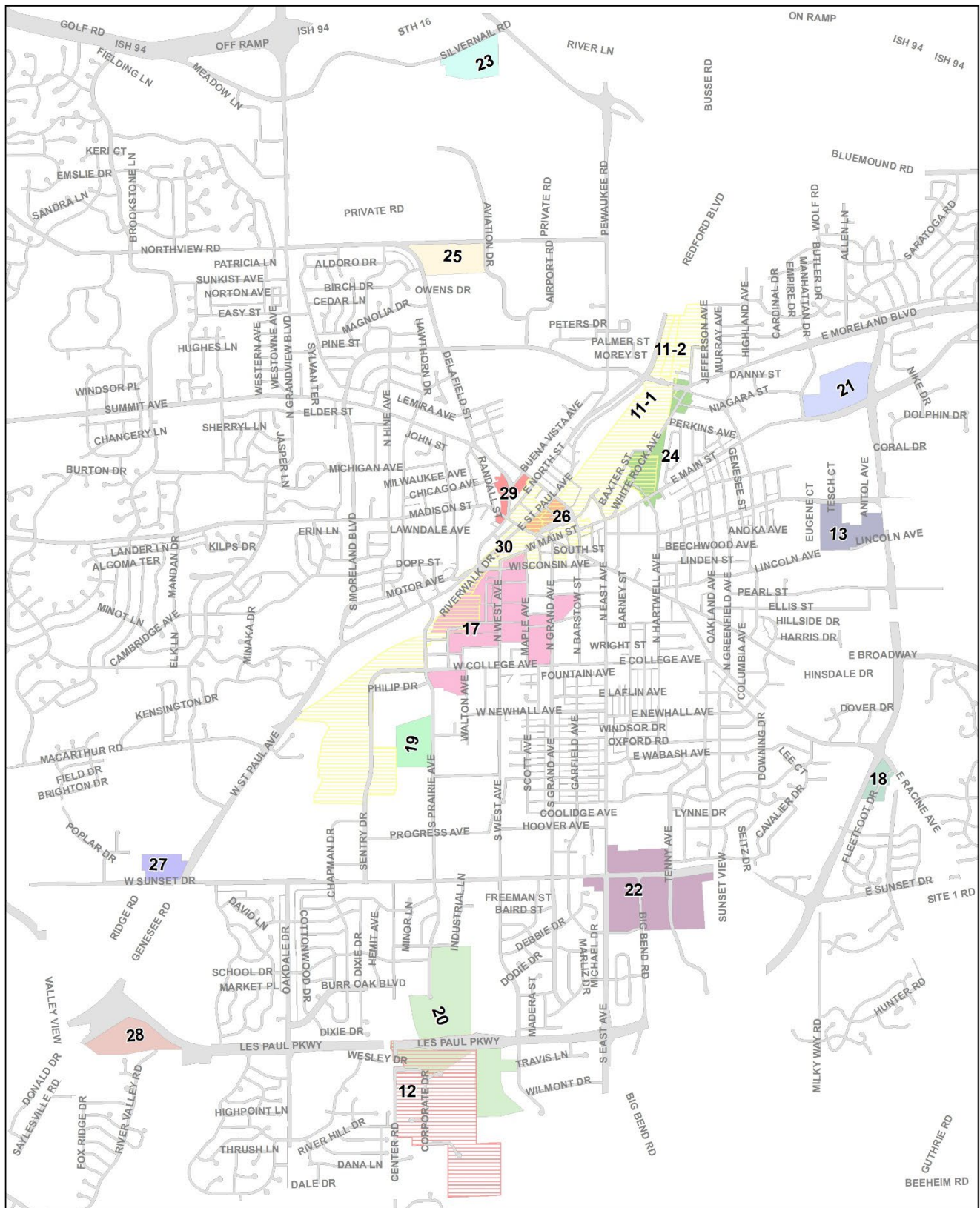
Operating Highlights

The City actively manages the entire TID portfolio and has created a long term close out strategy for the portfolio. The purpose of this strategy is to develop a method to close the entire portfolio as soon as possible but in a controlled manner so that a plan can be developed in advance for the increases in revenue that will be recognized.

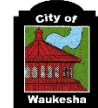
Looking Ahead

The City anticipates that it will continue to use TIF for blight elimination, industrial development and to spur development that would not otherwise occur well into the future. The City of Waukesha has very little undeveloped land left so this will become in even more important and vital tool to increase tax base and tax revenue in the future.

02 - Overall Tax Incremental Finance District Map



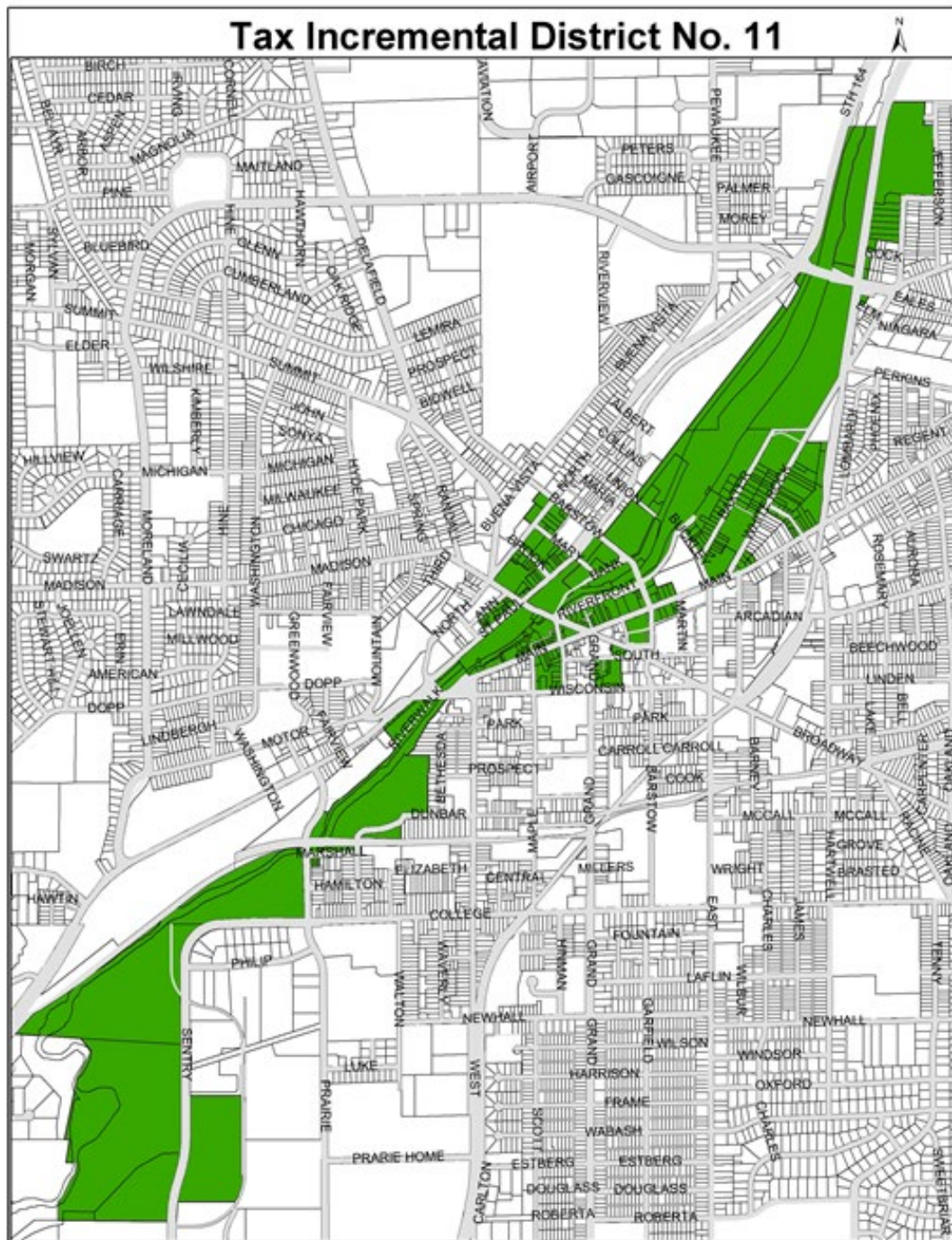
City of Waukesha Open TIF Districts



TID 11

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
April 15,1997	April 2019	2028	Blight Elimination

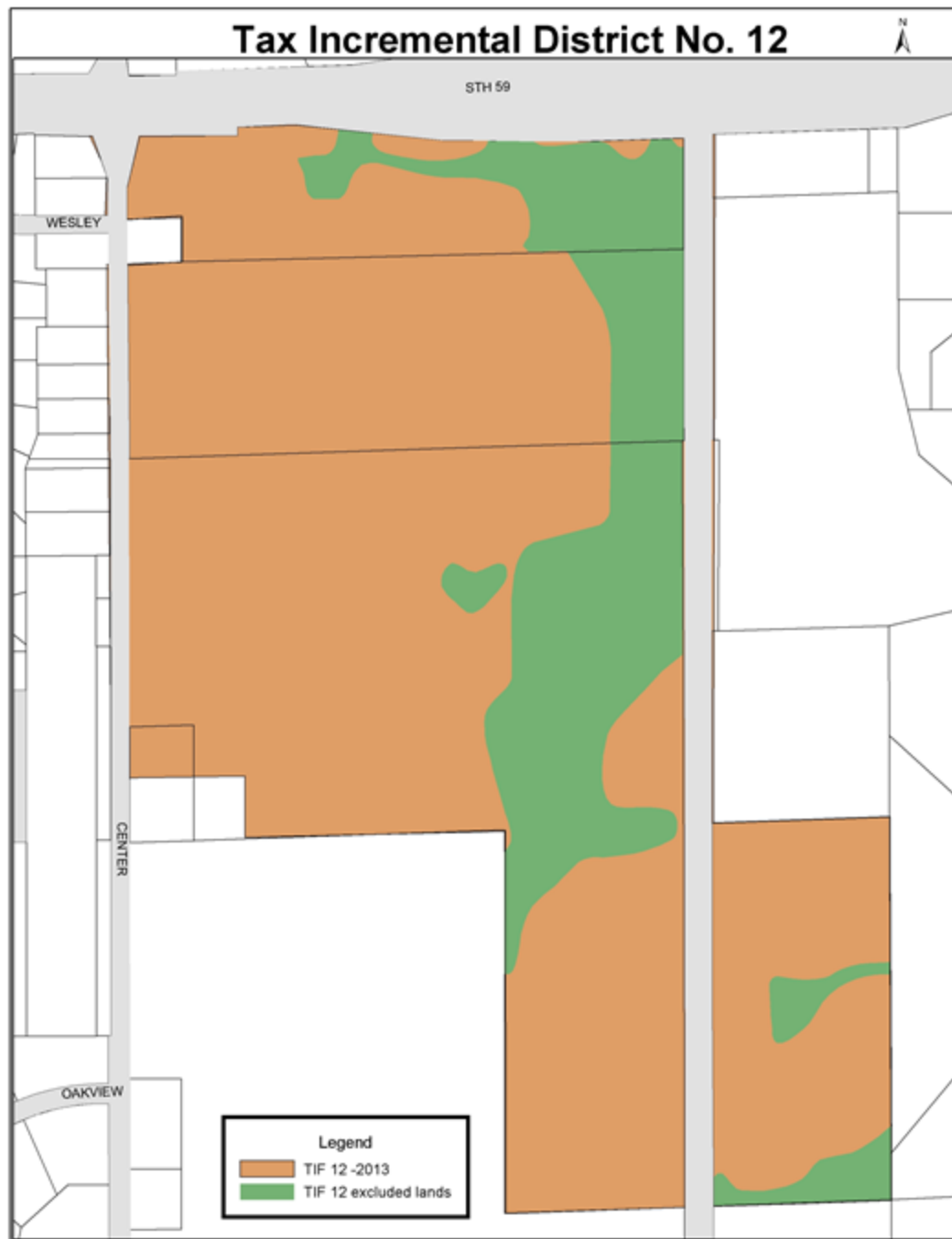
The original intent of the district was to improve the infrastructure of the downtown and enhance the quality, aesthetics, and recreational use of the Fox River. These objectives will be met by the time this district closes. In addition, there will be several new residential and commercial properties on the tax rolls and increased property values overall in the district.



TID 12

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
June 5, 2001	June 5, 2019	2027	Industrial

The Tax Incremental Finance District No. 12 was approved by the Common Council on June 5, 2001. The purpose of the district is to provide public services to and in a new office/industrial park to be developed by many large/small private firms.



TID 13

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
May 21, 2003	May 1, 2021	2027	Industrial

Tax Incremental District No. 13 was created as the funding mechanism to remediate a brownfield site which when complete and redeveloped will add to the tax / employment base of the city.



TID 17

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
June 15, 2007	June 15, 2029	2033	Rehabilitation

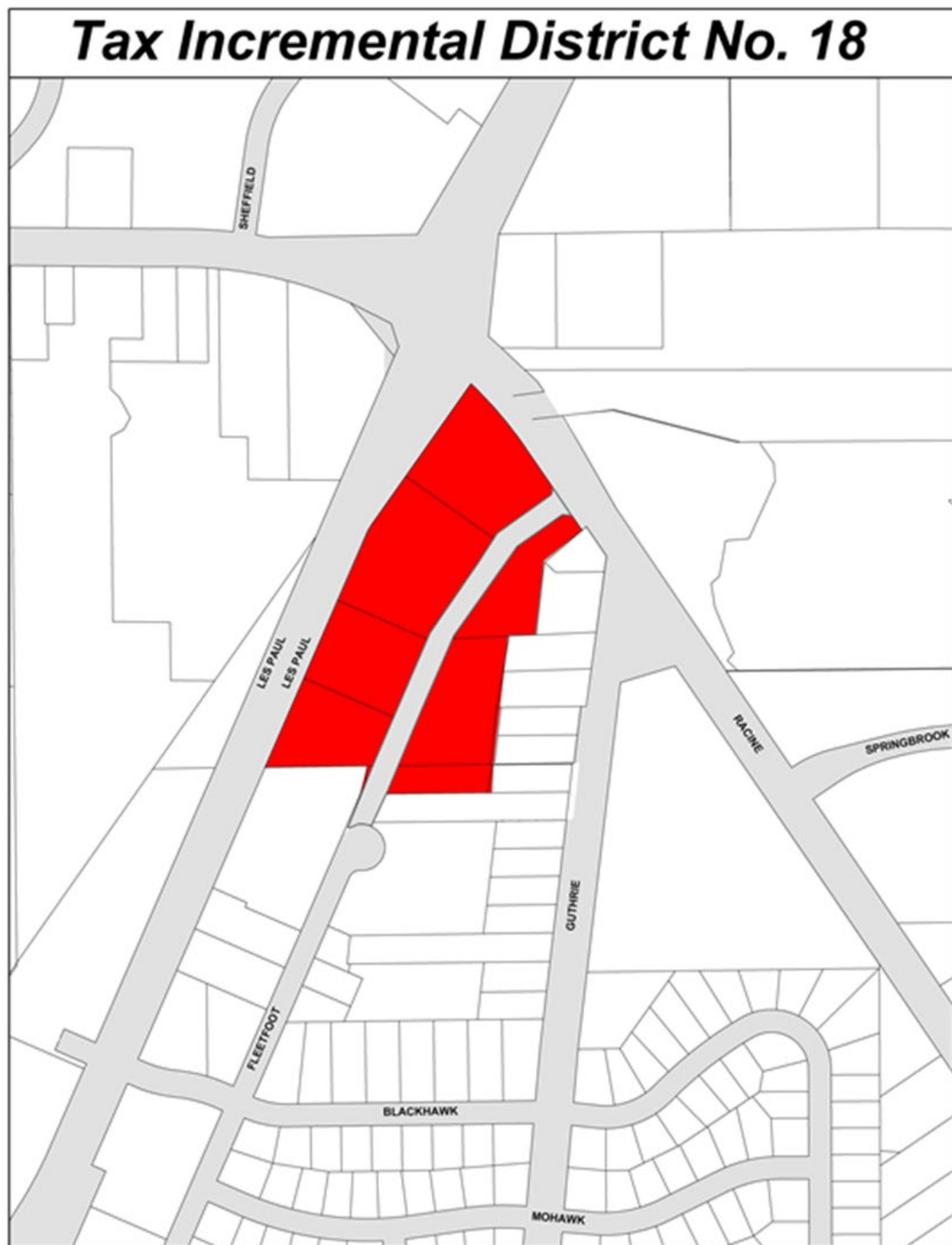
The purpose of district 17 is to stimulate redevelopment activities and improvements within the district. The first large project in the district was a public private partnership to build 3 new privately owned dorms for Carroll University.



TID 18

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2008	January 1, 2030	2024	Rehabilitation

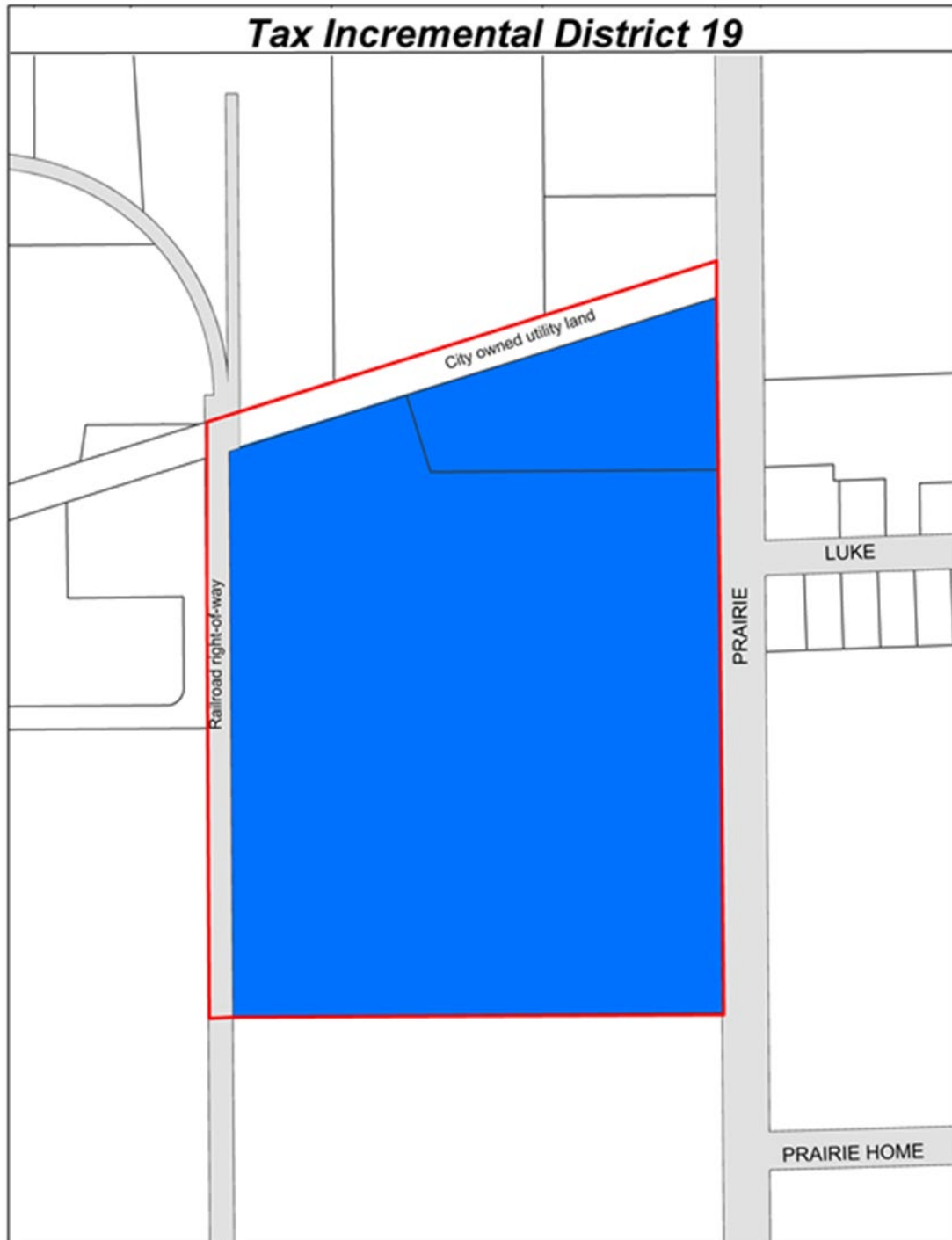
The purpose of district 18 is to stimulate redevelopment activities and improvements within the district. All projects in this district are complete.



TID 19

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2010	January 1, 2025	2033	Industrial

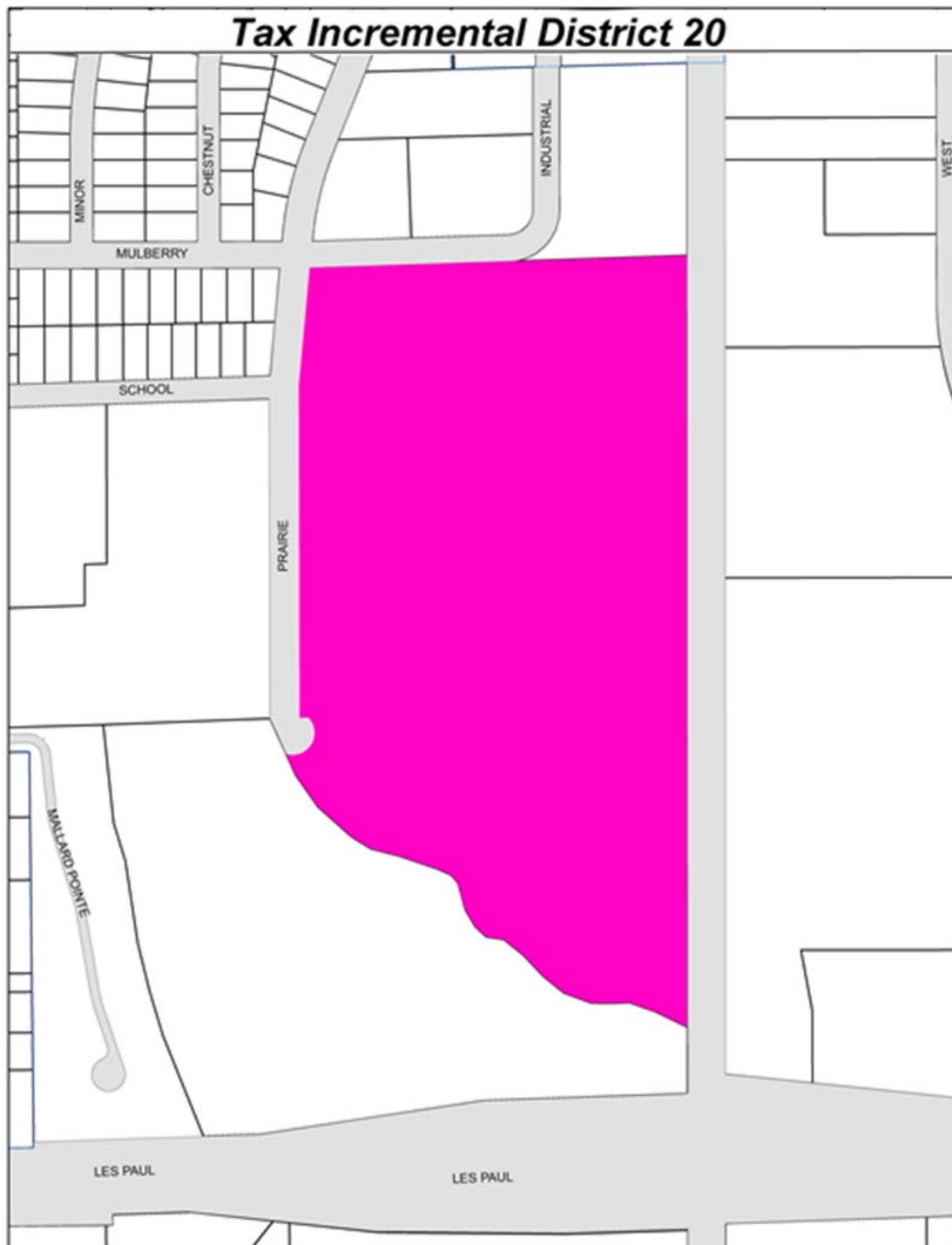
The purpose of the district is to stimulate industrial development and expansion activities and improvements within the district. The existing manufacturer in the district, Waukesha Electric, completed an expansion to their facility in calendar year 2012.



TID 20

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2010	January 1, 2025	2037	Industrial

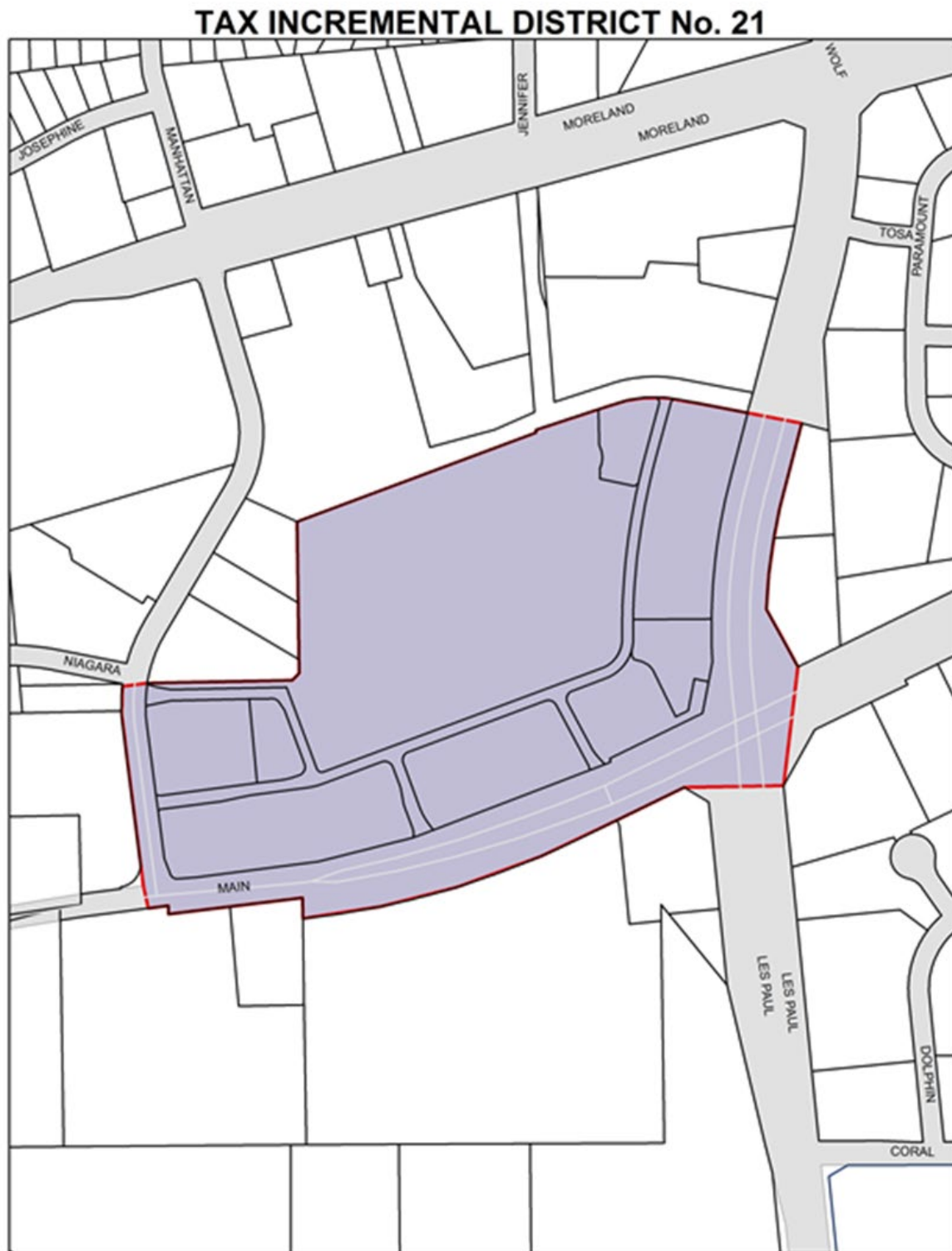
The purpose of the district is to stimulate industrial development and expansion activities and improvements within the district. An existing manufacturer in the district, Weldall Manufacturing, completed an expansion to their facility in calendar year 2012.



TID 21

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2012	January 1, 2034	January 1, 2023	Rehabilitation

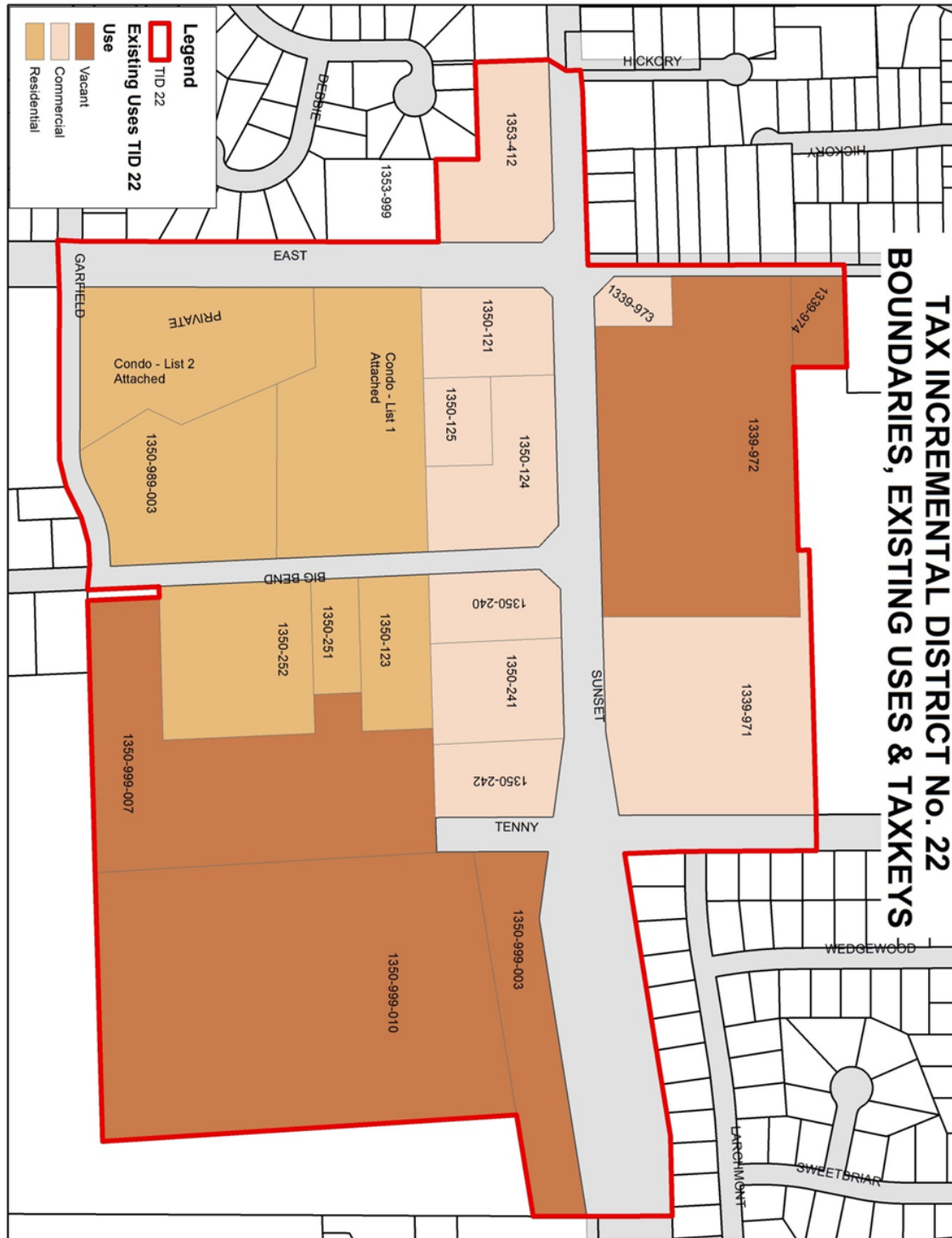
The purpose of the district is to redevelop a vacant 33-acre site.



TID 22

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2013	January 1, 2028	2025	Mixed Use

TID 22 was created in 2013 to spur redevelopment along the east Sunset Drive corridor. The remaining project, connecting Tenny Avenue should be complete in 2022.

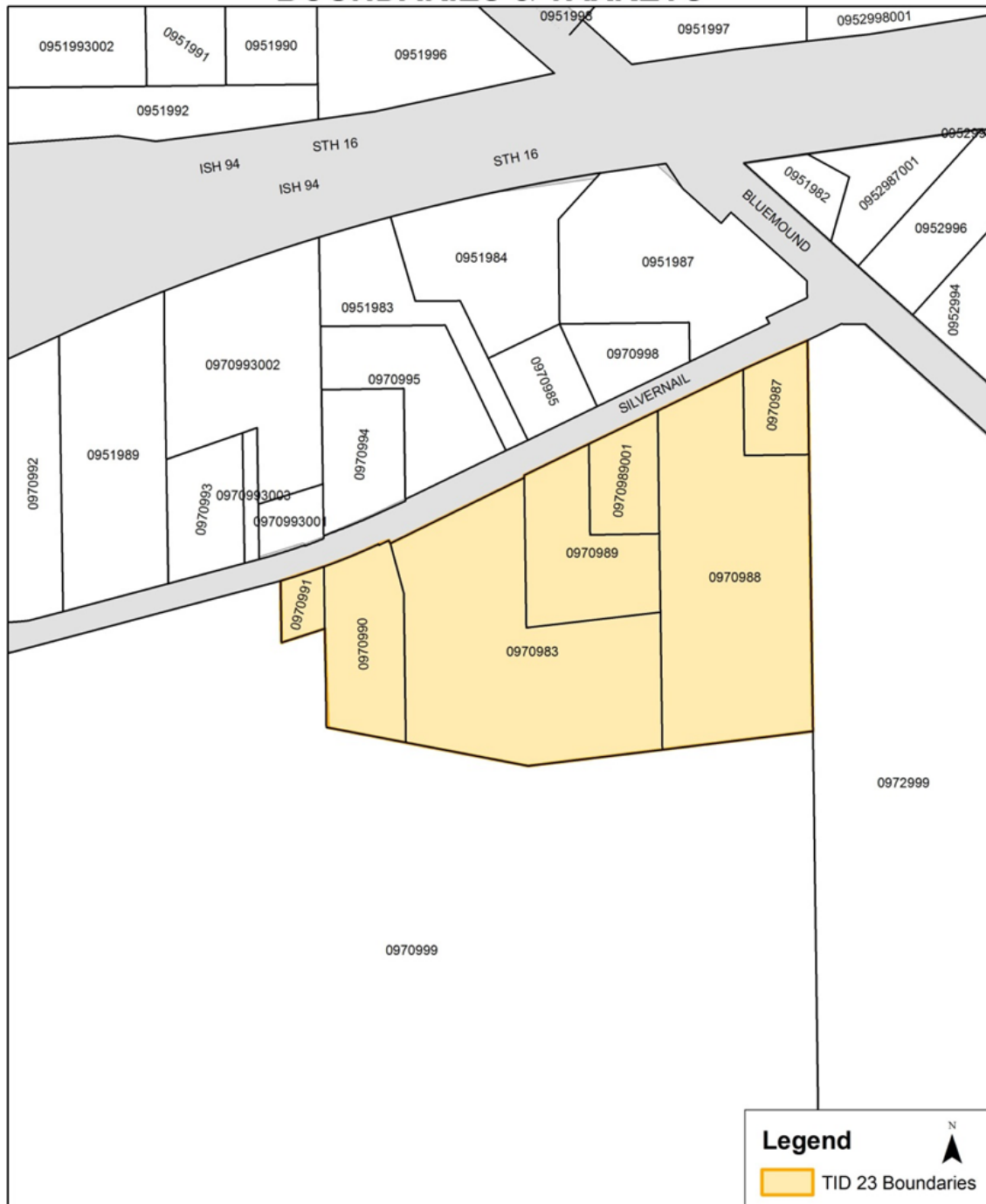


TID 23

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2014	January 1, 2029	2024	Industrial

TID 23 was created in 2014 assist Oberlin Filter in their construction of a new manufacturing facility in the City of Waukesha.

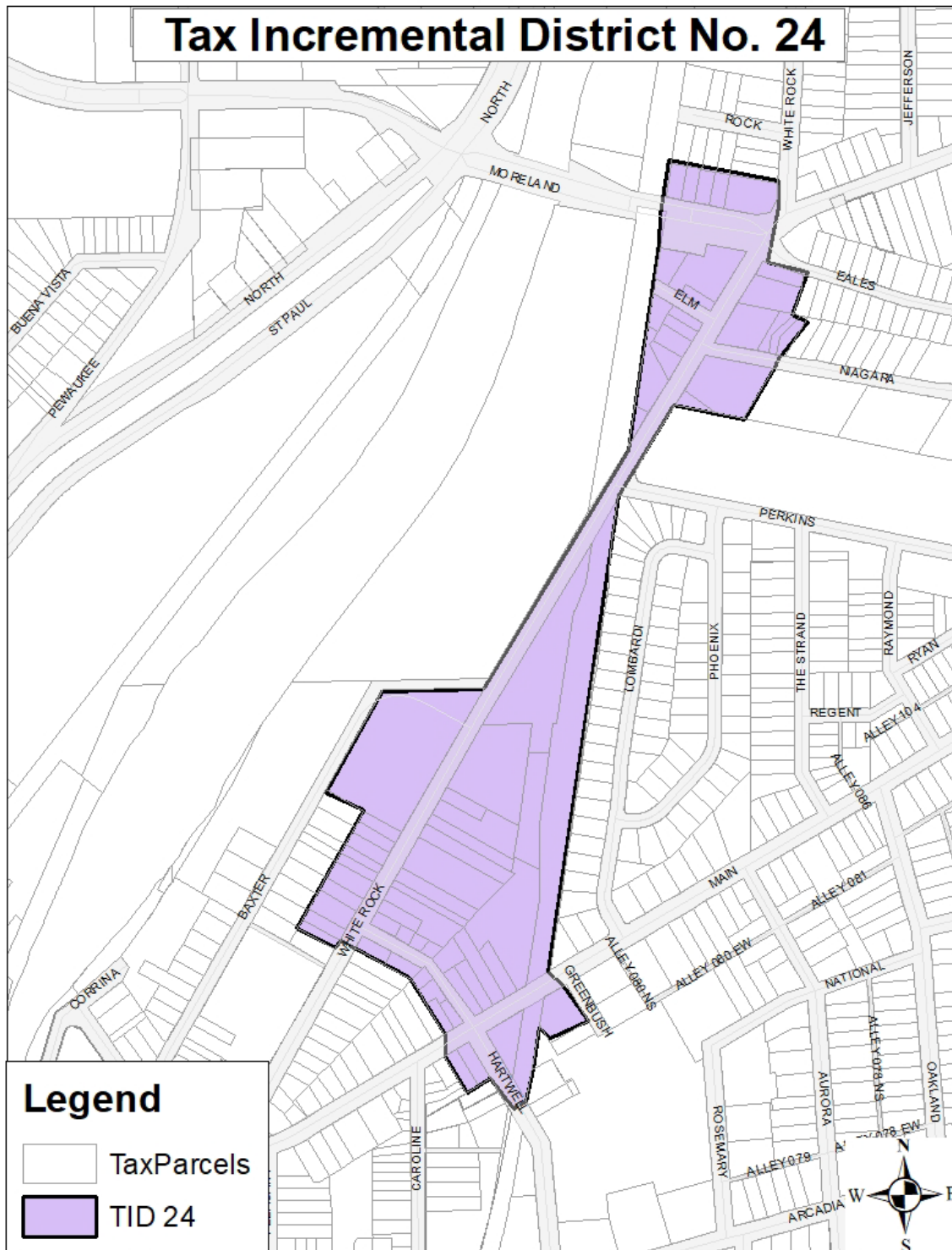
TAX INCREMENTAL FINANCE DISTRICT NO. 23 BOUNDARIES & TAXKEYS



TID 24

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2018	January 1, 2040	2045	Rehabilitation

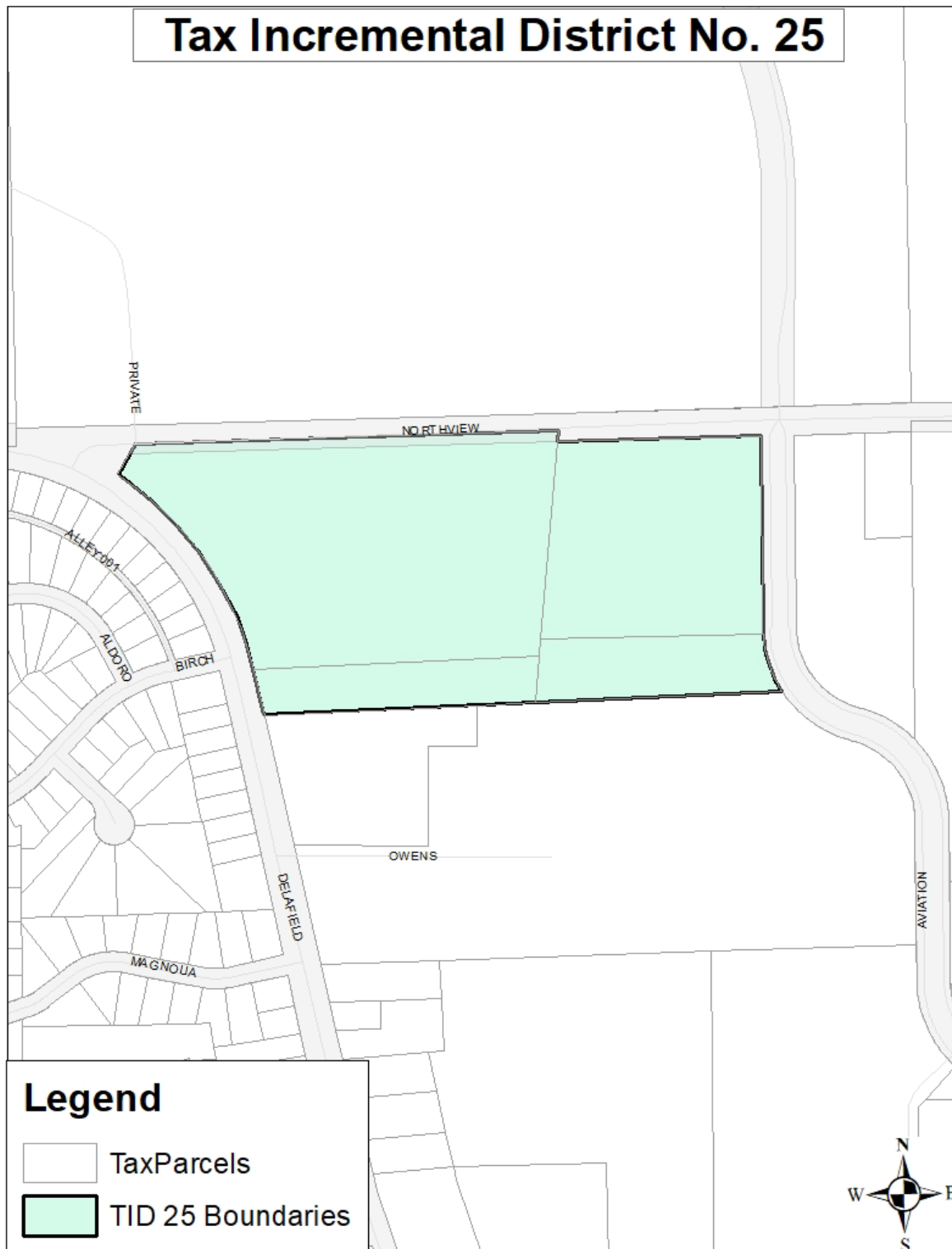
TID 24 was created to spur redevelopment and affordable housing along the White Rock corridor. Several affordable housing projects have been completed or are under way.



TID 25

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2015	January 1, 2030	2029	Industrial

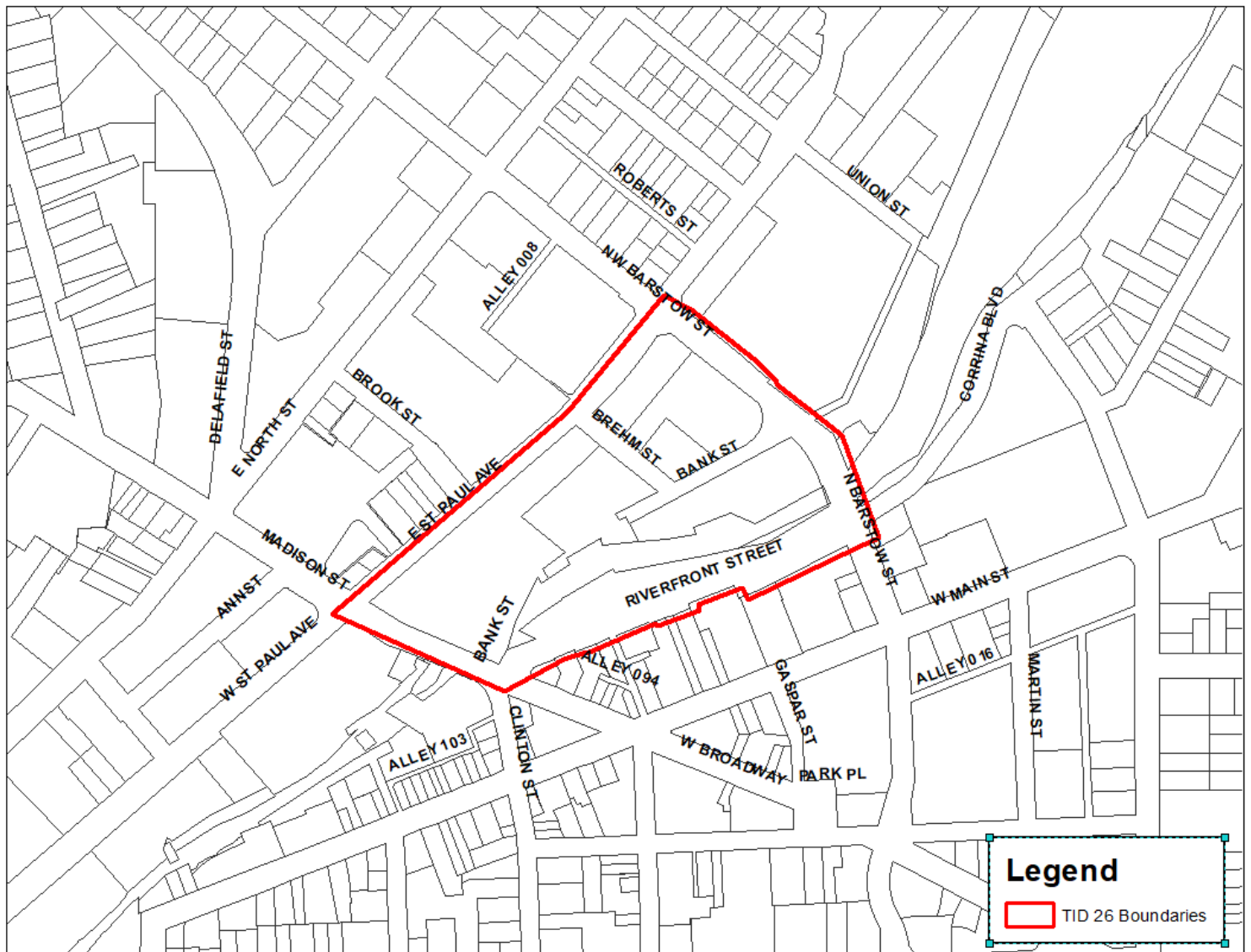
TID 25 was created to incentivize a new multi-tenant industrial building at the corner of Northview Dr. and Aviation Dr.



TID 26

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2019	January 1, 2041	2046	Rehabilitation

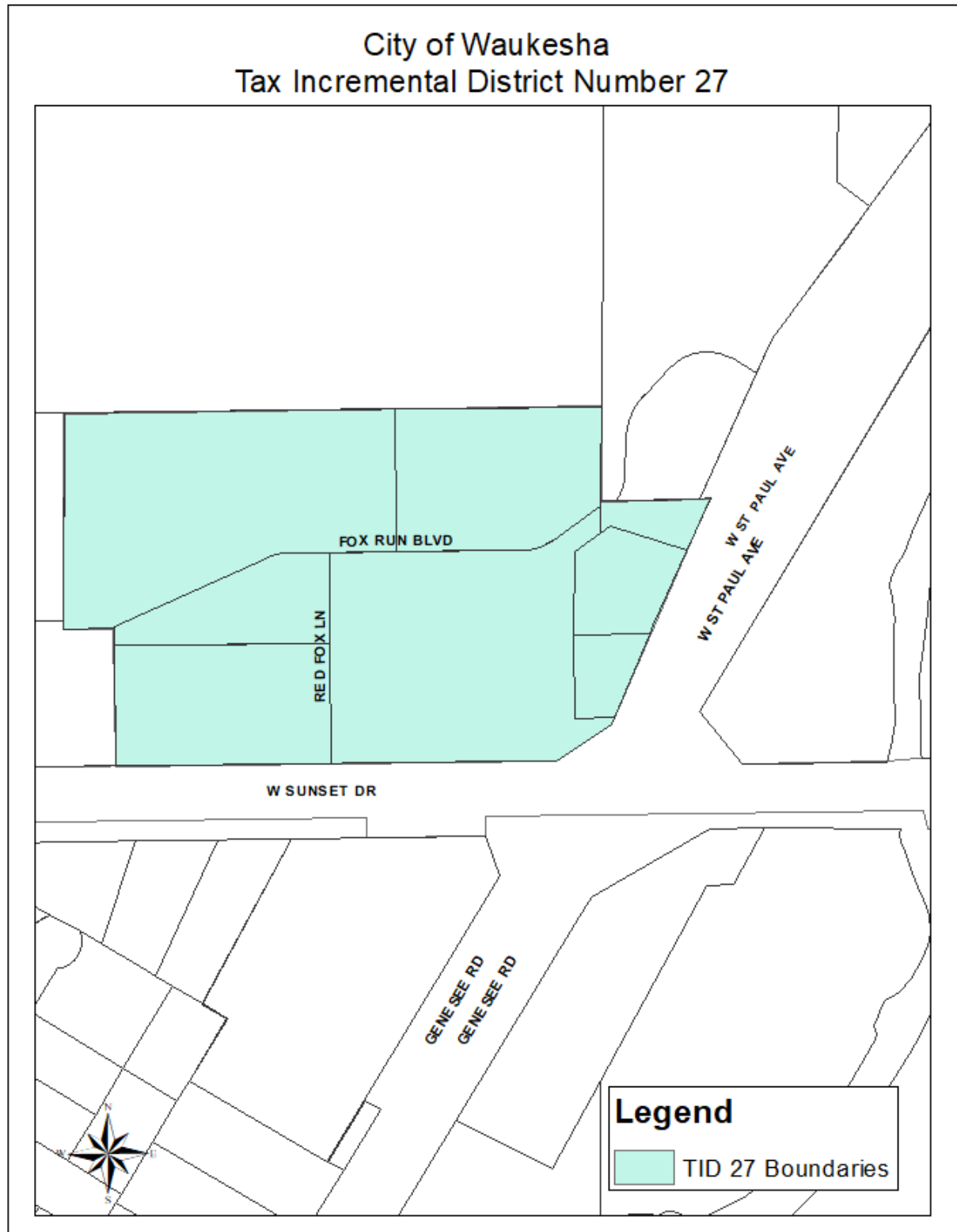
TID 26 was created to incentivized redevelopment along the Fox River in downtown Waukesha. The parcels in the TID have significant contamination which has delayed any development happen on the properties. The streets serving the parcels are also substandard and need to be upgraded to support any new development occurring. The City expects to work with a developer to create new residential and commercial uses on the sites.



TID 27

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2042	2047	Rehabilitation

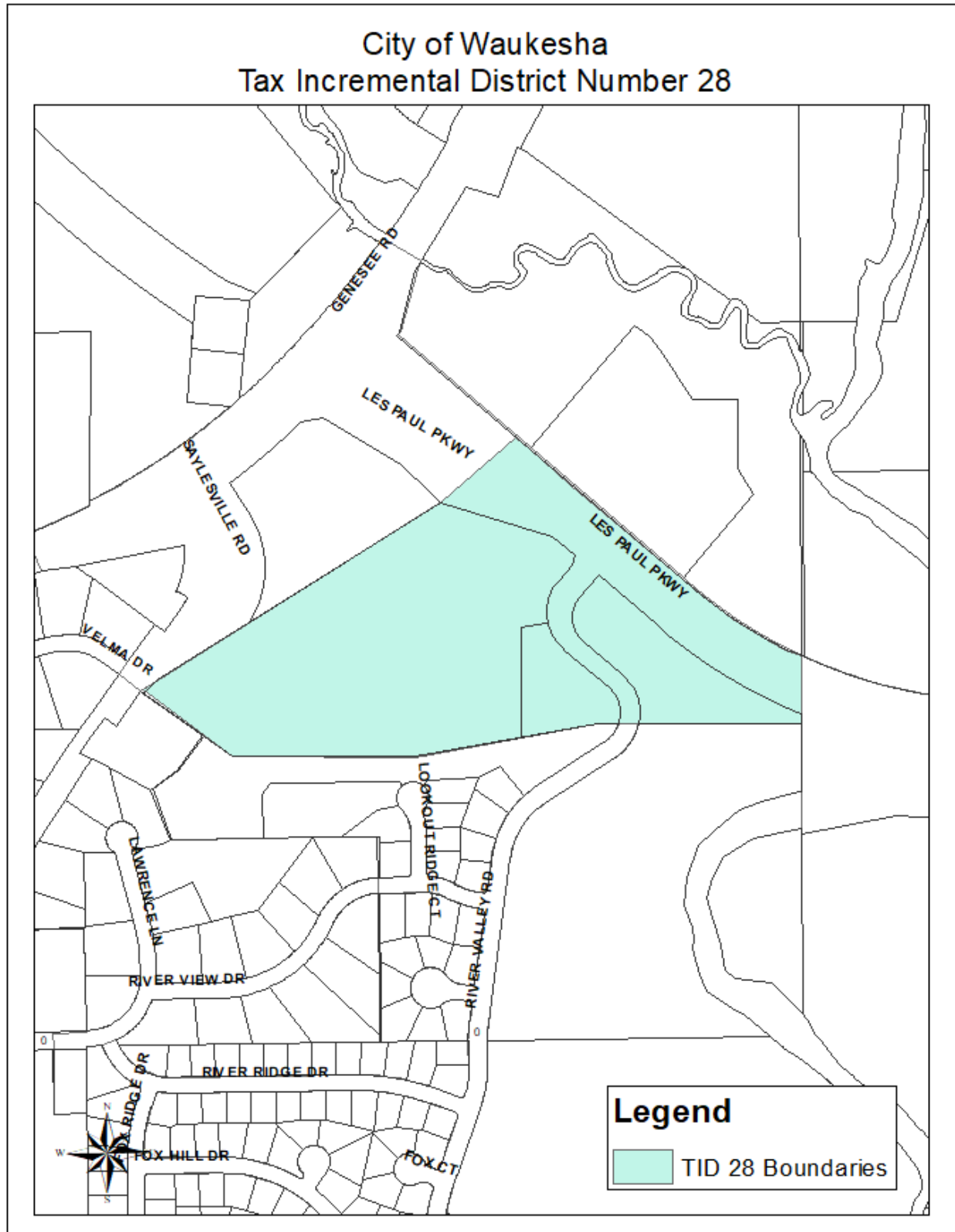
TID 27 was created to incentivized redevelopment of a mostly vacant and blighted shopping center on the northwest corner of Sunset Dr. and St. Paul Ave., the former Fox Run Shopping Center. The redevelopment plan includes a new medical building with micro-hospital, new commercial space, and new multi-family development.



TID 28

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2035	2040	Mixed Use

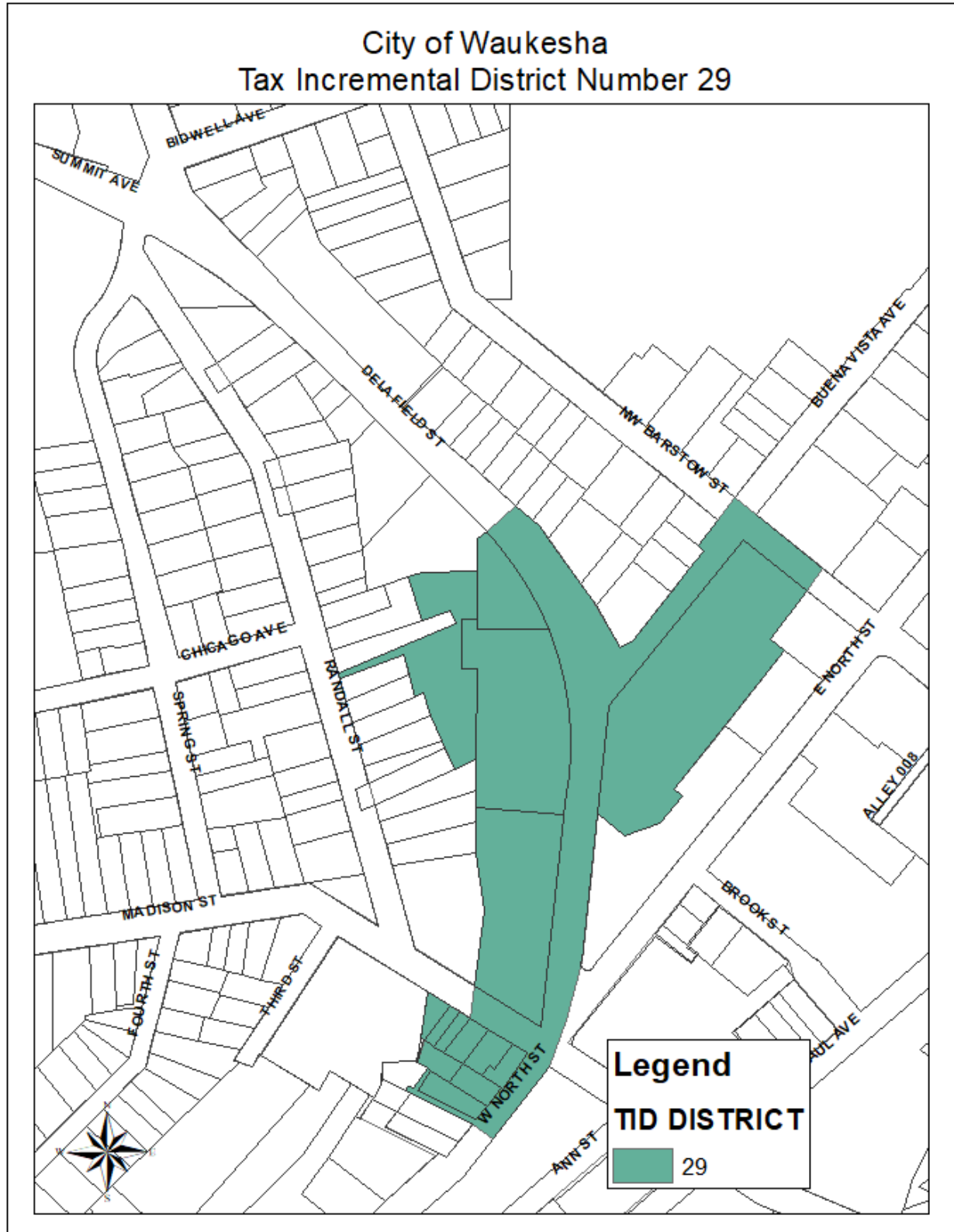
TID 28 was created to offset the high costs to develop a large parcel at the corner of Saylesville Rd. and Les Paul Parkway. The development plan includes new multi-family residential and commercial development.



TID 29

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2042	2047	Rehabilitation

TID 29 was created to facilitate the redevelopment of the Delafield St. corridor from Madison St. to Spring St. There are several parcels in this area that are underutilized, blighted, or vacant.

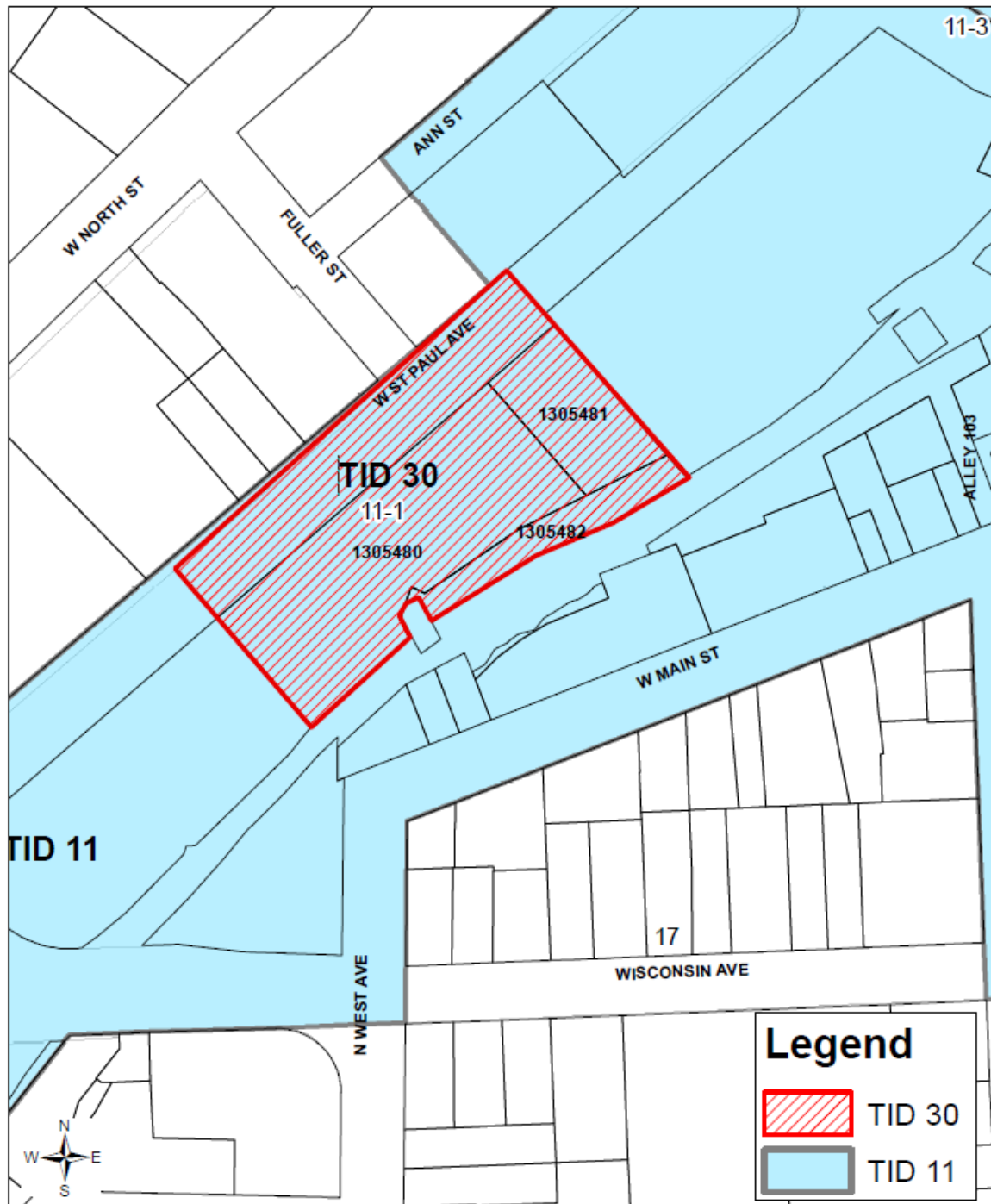


TID 30

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2021	January 1, 2043	2048	Rehabilitation

TID 30 was created to facilitate the redevelopment of a blight site on E. St. Paul Ave in the downtown area. This is a two parcel TID. A new multi-family development will occur on this site. This district overlays TID 11.

**TID 30
Boundaries and Tax Keys Map**



03 - Financial Summary

The following provides an overview of the financial position of all open TIDs in the City of Waukesha.

TID #	TID NAME	Year Created	Final Year to Incur Costs/Max Life	TYPE OF TID	PROJECT PLAN ESTIMATE	TOTAL PROJECT COSTS AT 12/31/21	Cost as % of Estimate	Year of 30%	DEBT REMAINING AT 12/31/21 (b)	FUND BALANCE AT 12/31/21 (c)	2021 CURRENT VALUE (a)	2021 VALUE INCREMENT (a)	TIF INCREMENT 2020 TAX ROLL (d)
11	Downtown	1997	2019/2028	Blighted Area	24,718,118	29,444,785	119%	2003	3,580,000	(3,148,253)	110,624,600	73,100,000	1,215,946
12	Wauk. Corporate	2001	2019/2024	Industrial	7,220,645	8,738,559	121%	2003	885,000	(1,406,514)	23,585,100	23,477,400	398,121
13	Standard Theatre	2003	2021/2026	Industrial	5,498,000	3,643,050	66%	2011	-	(61,565)	4,813,700	4,331,900	84,491
14	Spring City/ Shoppes at Fox	2003	2021/2026	Industrial	15,703,195	11,578,650	74%	2005	30,000	5,852,393	110,000,200	100,110,400	1,877,784
17	Downtown-South of Downtown	2007	2029/2034	Blighted Area	14,908,823	7,302,670	49%	2016	4,465,000	2,482,969	102,959,900	45,630,900	753,499
18	Fuller	2009	2031/2035	Rehabilitation	1,701,500	1,616,190	95%	2011	265,000	(152,050)	9,736,700	9,032,400	138,196
19	Waukesha Electric (SPX)	2010	2025/2030	Industrial	17,283,583	14,185,803	82%	2011	6,765,000	(758,752)	31,913,200	18,286,800	367,859
20	Weldall Manuf.	2010	2025/2030	Industrial	1,661,500	1,547,172	93%	2011	-	(1,148,553)	27,522,700	5,176,600	45,118
21	Woodmans	2012	2033/2038	Rehabilitation	4,045,671	3,312,160	82%	2018	-	114,745	42,537,800	31,193,900	562,727
22	K-Mart/Meijer	2013	2035/2040	Mixed Use	4,880,000	4,547,466	93%	2015	3,705,000	2,691,881	84,967,600	46,567,100	935,003
23	Oberlin Filter	2014	2029/2034	Industrial	1,597,765	1,263,878	79%	2015	540,000	257,933	12,786,800	8,486,200	159,058
24	Main Street/ Whitrock	2018	2040/2045	Rehabilitation	15,410,000	143,067	1%	N/A	-	(124,267)	16,212,600	5,867,400	119,304
25	HSA	2015	2037/2042	Industrial	3,436,864	1,955,137	57%	2016	620,000	(133,490)	22,833,700	16,607,100	307,710
26	Riverfront	2019	2041/2047	Rehabilitation	15,328,019	53,235	0%	N/A	2,955,000	(49,069)	6,225,300	1,002,400	4,572
27	Fox Run	2020	2042/2048	Blighted Area	4,876,795	221,836	5%	N/A	-	(221,907)	11,218,000	8,343,600	-
28	Village at Fox River	2020	2035/2041	Mixed Use	7,025,618	22,317	0%	N/A	-	(22,369)	1,258,800	103,700	-
29	Delafield St. Redev.	2020	2042/2048	Rehabilitation	8,438,210	60,167	1%	N/A	-	8,538	1,316,500	109,200	-
30	St. Paul Apartments	2021	2043/2049	Rehabilitation	6,372,169	15,557	0%	N/A	2,020,000	(15,557)	-	-	-
	TOTAL				160,106,475	89,651,700			25,830,000	4,166,113	620,513,200	397,427,000	6,969,388

04 - Financial Statements

TID 11

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 011	TID type 2	TID name Downtown	Creation date 04/15/1997	Mandatory termination date 04/15/2028	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,104,771

Section 3 - Revenue	Amount
Tax increment	\$1,215,946
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$47,975
Sale of property	\$200,000
Allocation from another TID	
Developer guarantees	
Developer name Sterling Investment	\$65,452
Developer name 16th Street Community Health Center	\$26,860
Transfer from other funds	
Grants	
Other revenue	
Source Room Taxes	\$21,329
Source Planning Fees	\$120
Total Revenue (deposits)	\$1,577,682

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$141,838
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,330,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Sterling Investments	\$100,000
Transfer to other funds	
Other expenditures	
Name Room Tax Remitted	\$10,498
Name Consulting	\$3,333
Name Bond Paying Agent Fee	\$700
Name Bricks	\$25
Name Other Interest Expense	\$20,780
Total Expenditures	\$1,621,164

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-3,148,253
Future costs	\$5,601,767
Future revenue	\$11,371,771
Surplus or deficit	\$2,621,751

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 012	TID type 4	TID name Waukesha Corporate Center	Creation date 06/05/2001	Mandatory termination date 06/05/2027	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,565,104

Section 3 - Revenue	Amount
Tax increment	\$398,121
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$21,571
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$419,692

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$43,450
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$190,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$91
Name Consulting	\$3,333
Name Interest Expense - Other	\$10,238
Total Expenditures	\$261,102

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 013	TID type 4	TID name Standard Theatre	Creation date 05/20/2003	Mandatory termination date 05/20/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-61,265

Section 3 - Revenue	Amount
Tax increment	\$84,491
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$276
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$84,767

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Standard Theatres Waukesha, LLC	\$84,491
Transfer to other funds	
Other expenditures	
Name Interest Expense - Other	\$426
Total Expenditures	\$85,067

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-61,565
Future costs	\$510,636
Future revenue	\$503,690
Surplus or deficit	\$-68,511

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 014	TID type 4	TID name Shoppes at Fox	Creation date 05/20/2003	Mandatory termination date 03/02/2022	Expected termination date 04/27/2021

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$4,439,063

Section 3 - Revenue	Amount
Tax increment	\$1,877,784
Investment income	\$42,252
Debt proceeds	
Special assessments	
Shared revenue	\$39,142
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,959,178

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$500,000
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$1,800
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$30,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$58
Total Expenditures	\$545,848

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$5,852,393
Future costs	\$2,050,024
Future revenue	\$1,968,806
Surplus or deficit	\$5,771,175

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 017	TID type 2	TID name Southside	Creation date 09/18/2007	Mandatory termination date 09/18/2034	Expected termination date 05/01/2027

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$2,019,497

Section 3 - Revenue	Amount
Tax increment	\$753,499
Investment income	\$18,685
Debt proceeds	
Special assessments	
Shared revenue	\$929
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$773,113

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$124,735
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$160,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name RG Keller-Design	\$8,000
Name Riverwalk	\$2,530
Name Bond Paying Agent Fees	\$386
Total Expenditures	\$309,641

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$2,482,969
Future costs	\$6,037,745
Future revenue	\$5,294,381
Surplus or deficit	\$1,739,605

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 018	TID type 3	TID name Fuller	Creation date 07/15/2008	Mandatory termination date 07/15/2035	Expected termination date 05/01/2023

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-77,709

Section 3 - Revenue	Amount
Tax increment	\$138,196
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$138,196

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$7,508
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$190,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$266
Name Interest Expense-Other	\$311
Name Shared Revenue-adjustment	\$462
Total Expenditures	\$212,537

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-152,050
Future costs	\$316,508
Future revenue	\$529,456
Surplus or deficit	\$60,898

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 019	TID type 5	TID name SPX	Creation date 08/05/2010	Mandatory termination date 08/05/2033	Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$-746,973

Section 3 - Revenue

	Amount
Tax increment	\$367,859
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$11,213
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name SPX	\$500,000
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$879,072

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	\$3,334
Interest and fiscal charges	\$236,196
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$630,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$290
Name Interest Expense-Other	\$7,041
Total Expenditures	\$890,851

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-758,752
Future costs	\$8,221,464
Future revenue	\$9,607,987
Surplus or deficit	\$627,771

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 020	TID type 5	TID name Weldall	Creation date 08/17/2010	Mandatory termination date 08/17/2036
				Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$-999,338

Section 3 - Revenue

	Amount
Tax increment	\$45,118
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$3,892
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$49,010

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$0
Professional services	
Interest and fiscal charges	\$362
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$190,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$7,713
Total Expenditures	\$198,225

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,148,553
Future costs	\$272,873
Future revenue	\$1,453,365
Surplus or deficit	\$31,939

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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 021	TID type 3	TID name Woodmans	Creation date 11/01/2011	Mandatory termination date 11/01/2038	Expected termination date 01/01/2024

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$106,423

Section 3 - Revenue	Amount
Tax increment	\$562,727
Investment income	\$2,634
Debt proceeds	
Special assessments	
Shared revenue	\$19,678
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$585,039

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Woodmans	\$535,559
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$27,168
Total Expenditures	\$576,717

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$114,745
Future costs	\$1,211,283
Future revenue	\$1,870,415
Surplus or deficit	\$773,877

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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 022	TID type 6	TID name Meijer	Creation date 05/21/2013	Mandatory termination date 05/21/2033	Expected termination date 05/01/2024

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,205,567

Section 3 - Revenue	Amount
Tax increment	\$935,003
Investment income	\$20,423
Debt proceeds	\$1,620,000
Special assessments	
Shared revenue	\$196,947
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Lockard	\$21,377
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,793,750

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	\$8,750
Interest and fiscal charges	\$44,388
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$19,795
Principal on long-term debt	\$420,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Glen at Standing Stone	\$800,000
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$513
Total Expenditures	\$1,307,436

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$2,691,881
Future costs	\$6,174,721
Future revenue	\$4,086,805
Surplus or deficit	\$603,965

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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 023	TID type 5	TID name Oberlin Filter	Creation date 06/03/2014	Mandatory termination date 06/03/2034	Expected termination date 05/01/2023

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$293,406

Section 3 - Revenue	Amount
Tax increment	\$159,058
Investment income	\$2,281
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$161,339

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$16,829
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$165,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$475
Name Shared Revenue-adjusted	\$518
Total Expenditures	\$196,812

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$257,933
Future costs	\$610,081
Future revenue	\$491,690
Surplus or deficit	\$139,542

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 024	TID type 3	TID name Whiterock	Creation date 06/19/2018	Mandatory termination date 06/19/2045	Expected termination date 05/01/2036

Section 2 - Beginning Balance**Amount**

TID fund balance at beginning of year	\$-28,401
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Section 3 - Revenue**Amount**

Tax increment	\$19,304
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$19,304

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	\$1,000
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Habitat for Humanity	\$100,000
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$180
Total Expenditures	\$115,170

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-124,267
Future costs	\$5,971,611
Future revenue	\$6,232,002
Surplus or deficit	\$136,124

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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL	
TID number 025	TID type 5	TID name HSA Commercial	Creation date 09/15/2015	Mandatory termination date 09/15/2035	Expected termination date 05/01/2029

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-117,157

Section 3 - Revenue	Amount
Tax increment	\$307,710
Investment income	\$691
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$308,401

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,840
Professional services	
Interest and fiscal charges	\$15,603
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$150,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Waukesha Developer, Inc.	\$143,080
Transfer to other funds	
Other expenditures	
Name Bond Paying Agent Fees	\$475
Name Shared Revenue-adjusted	\$1,586
Total Expenditures	\$324,734

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-133,490
Future costs	\$2,207,375
Future revenue	\$2,563,316
Surplus or deficit	\$222,451

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 026	TID type 3	TID name Riverfront	Creation date 09/03/2019	Mandatory termination date 09/03/2046
				Expected termination date 05/01/2034

Section 2 - Beginning Balance**Amount****TID fund balance at beginning of year****\$-37,529****Section 3 - Revenue****Amount****Tax increment****\$4,572****Investment income****Debt proceeds****Special assessments****Shared revenue****Sale of property****Allocation from another TID****Developer guarantees****Transfer from other funds****Grants****Other revenue****Total Revenue (deposits)****\$4,572**

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$6,920
Professional services	\$8,750
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$292
Total Expenditures	\$16,112

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-49,069
Future costs	\$4,138,960
Future revenue	\$4,188,029
Surplus or deficit	\$0

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 027	TID type 2	TID name Fox Run	Creation date 03/17/2020	Mandatory termination date 03/17/2048
				Expected termination date 05/01/2030

Section 2 - Beginning Balance**Amount**

TID fund balance at beginning of year	\$-153,563
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Section 3 - Revenue**Amount**

Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

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Section 4 - Expenditures	Amount
Capital expenditures	\$60,000
Administration	\$6,920
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Fox Run	\$255
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$1,019
Total Expenditures	\$68,344

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-221,907
Future costs	\$3,820,150
Future revenue	\$4,323,977
Surplus or deficit	\$281,920

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Section 1 - Municipality and TID

Co-muni code 67291	Municipality WAUKESHA	County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 028	TID type 6	TID name Village at Fox River	Creation date 06/16/2020	Mandatory termination date 06/16/2040
				Expected termination date 05/01/2034

Section 2 - Beginning Balance**Amount**

TID fund balance at beginning of year	\$-15,152
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Section 3 - Revenue**Amount**

Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$6,920
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Interest Expense-Other	\$147
Total Expenditures	\$7,217

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-22,369
Future costs	\$6,915,787
Future revenue	\$6,938,156
Surplus or deficit	\$0

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Section 1 - Municipality and TID					
Co-muni code 67291	Municipality WAUKESHA		County WAUKESHA	Due date 07/01/2022	Report type ORIGINAL
TID number 029	TID type 3	TID name Bridgewalk	Creation date 09/15/2020	Mandatory termination date 09/15/2047	Expected termination date 05/01/2040

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-30,795

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$68,750
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$68,750

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$6,920
Professional services	\$22,076
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Interest Income-Other	\$271
Total Expenditures	\$29,417

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$8,538
Future costs	\$4,960,200
Future revenue	\$4,951,662
Surplus or deficit	\$0

05 - Staff Information

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