



OFFICIAL NOTICE AND AGENDA
Kronenwetter Joint Review Board (JRB)
Public Meeting for TID #1-4
Kronenwetter Municipal Center
Board/Court Room (Lower Level)
1582 Kronenwetter Drive, Kronenwetter WI 54455
Wednesday, June 28, 2023 – 12:00 PM

ONLINE CONNECTION

Persons wishing to attend the meeting by connecting online, may connect at the following web site address using the URL:

Join Zoom Meeting

<https://us02web.zoom.us/j/5813630861?pwd=ZkhYbWREdUgwWkZWbjBnejMxczJ2QT09>

Meeting ID: 581 363 0861

Password: 1582

One tap mobile

+13126266799,,5813630861#,,1#,1582# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 581 363 0861

Password: 1582

Annual JRB Public Meeting

Members: Matthew Spets, Assistant Superintendent of Business/Personnel Services (D.C. Everest School District) (TID 1); Michelle Brown, Business Manager (Mosinee School District) (TID 2-4); Roxanne Lutgen, Vice President of Finance and Chief Financial Officer (Northcentral Technical College); Kristi Palmer, Finance Director (Marathon County); Chris Voll, President (Village); Terry Radtke (Public Member)

1. Call meeting to order:

a. Roll Call

2. Public Comment - *(Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a **three** minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments)*

3. Presentation and Discussion: Annual Tax Increment District Update (TID# 1-4)

4. Adjournment

Duane Gau, VOK Consultant
Posted: 6/08/2023

➤ **NOTE:** Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

➤ Page 1 of 1



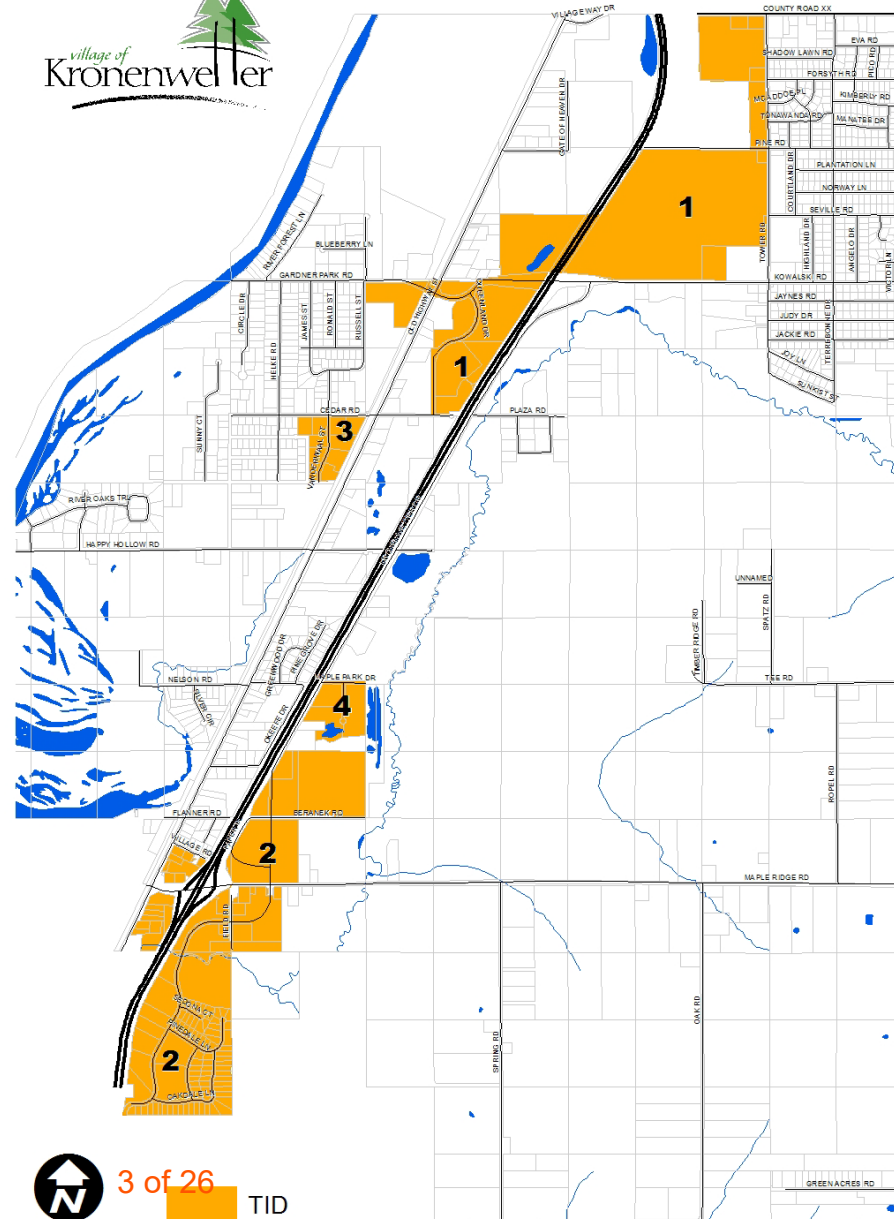
Tax Increment Districts

2022 Annual Report



TID BOUNDARY MAP

VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2022



REVENUES	TID 1
Total Revenues to Date:	\$8,190,561
Total TID Borrowing to Date:	\$34,723,212
Total Borrowings and Revenues Combined:	\$42,913,773

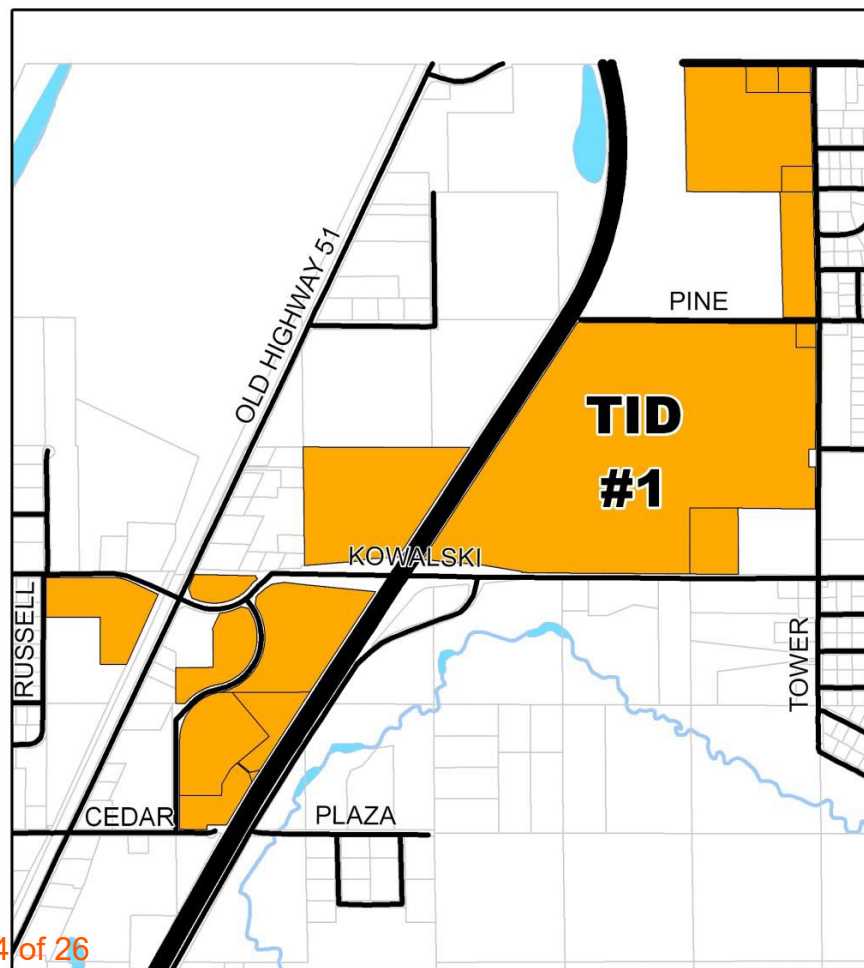
EXPENSES	TID 1
Life to Date Expenses:	\$10,888,954
Total Debt Service Payments Life to Date:	\$30,550,372
Total Debt Service Interest Payments Life to Date:	\$9,931,384
Total Expenses and Interest & Principal Payments Combined:	\$51,370,710

CURRENT DEBT	TID 1
Total TID Borrowing to Date:	\$34,723,212
Total Debt Service Payments Life to Date:	\$30,550,372
Current Debt:	\$4,172,840

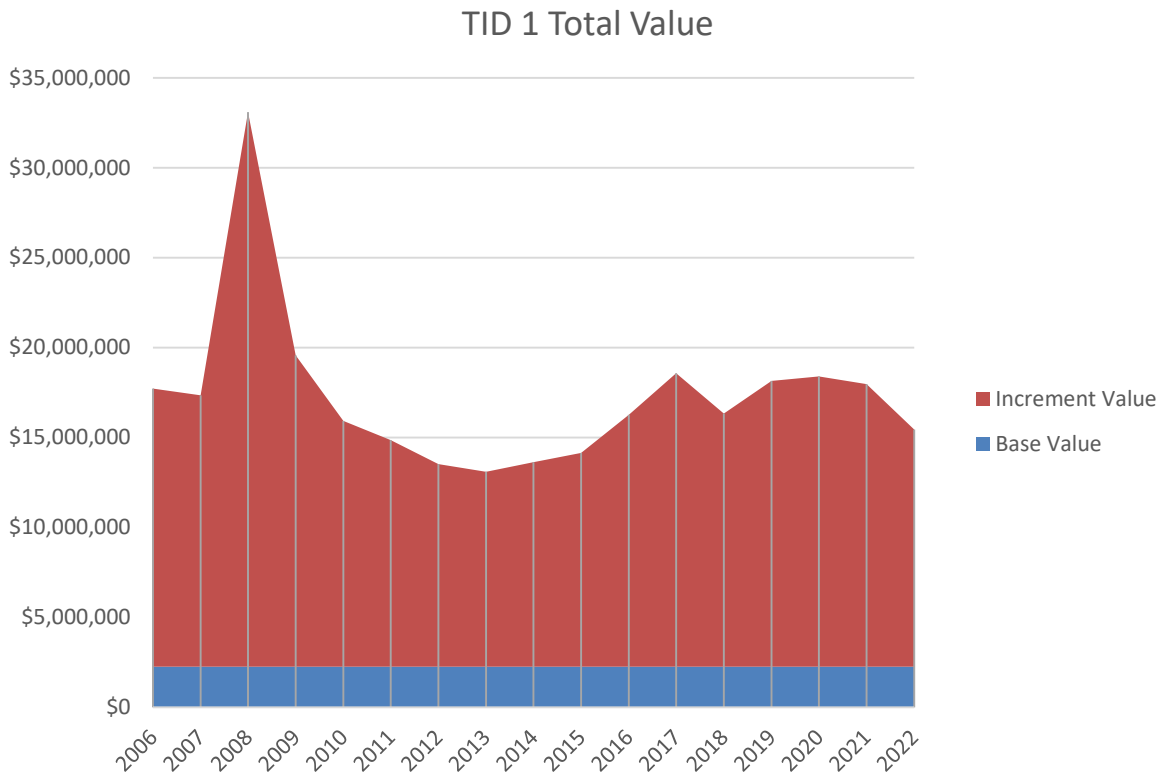
FUND BALANCE	TID 1
December 31, 2022 Fund Balance:	-\$1,243,257
Financial Position:	-\$12,629,777

Tax Increment District #1

- Industrial TID
- Created: 2004
- 388.22 Acres
- Adjacent to I-39 & Kowalski Road
- Woods Equipment & Wausau Tile



Base Value: \$2,262,300

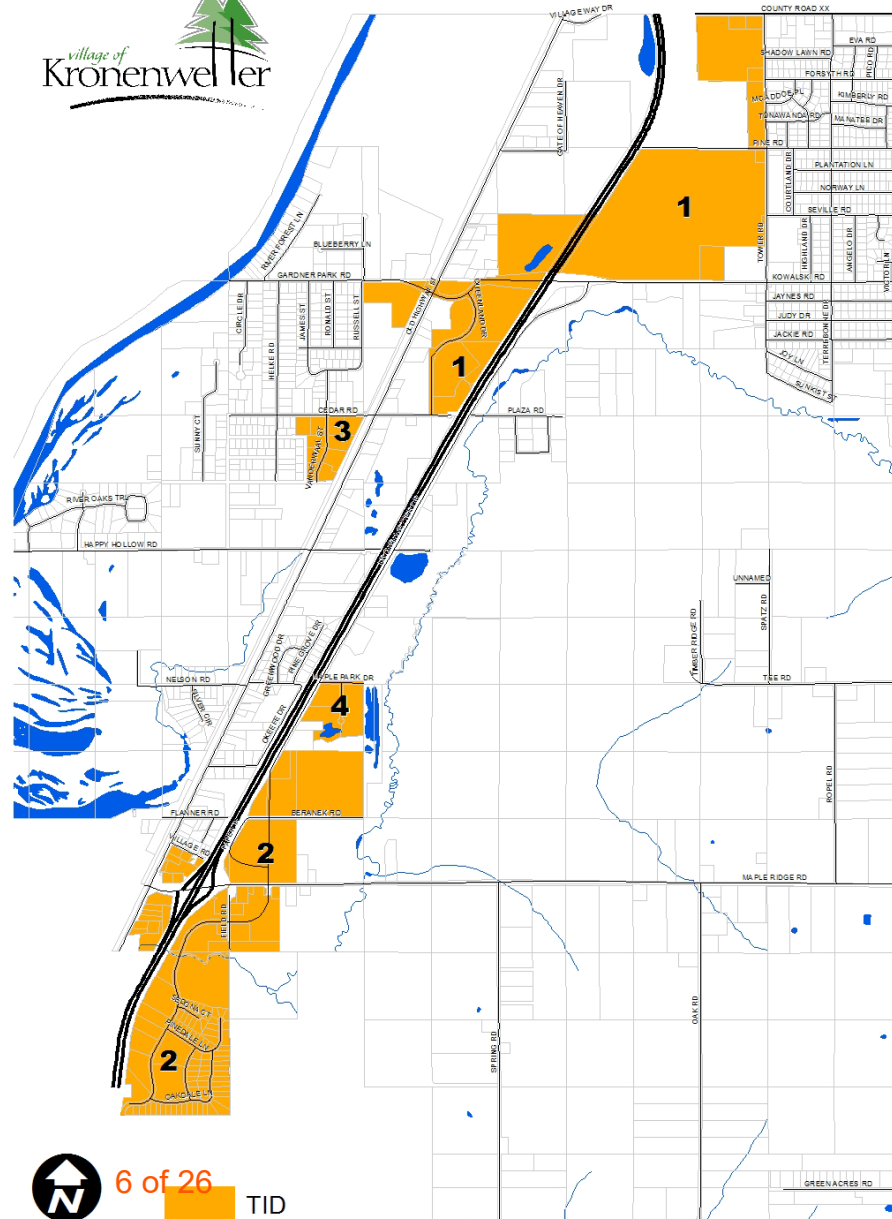


Year	Base Value	Increment Value	Total Value
2006	\$2,262,300	\$15,468,600	\$17,730,900
2007	\$2,262,300	\$15,096,100	\$17,358,400
2008	\$2,262,300	\$30,836,600	\$33,098,900
2009	\$2,262,300	\$17,315,800	\$19,578,100
2010	\$2,262,300	\$13,657,600	\$15,919,900
2011	\$2,262,300	\$12,590,800	\$14,853,100
2012	\$2,262,300	\$11,260,600	\$13,522,900
2013	\$2,262,300	\$10,831,900	\$13,094,200
2014	\$2,262,300	\$11,367,300	\$13,629,600
2015	\$2,262,300	\$11,892,600	\$14,154,900
2016	\$2,262,300	\$14,006,400	\$16,268,700
2017	\$2,262,300	\$16,319,700	\$18,582,000
2018	\$2,262,300	\$14,074,100	\$16,336,400
2019	\$2,262,300	\$15,882,400	\$18,144,700
2020	\$2,262,300	\$16,140,500	\$18,402,800
2021	\$2,262,300	\$15,716,500	\$17,978,800
2022	\$2,262,300	\$13,184,000	\$15,446,300



TID BOUNDARY MAP

VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2022



REVENUES	TID 2
Total Revenues to Date:	\$13,784,510
Total TID Borrowing to Date:	\$27,295,598
Total Borrowings and Revenues Combined:	\$41,080,108

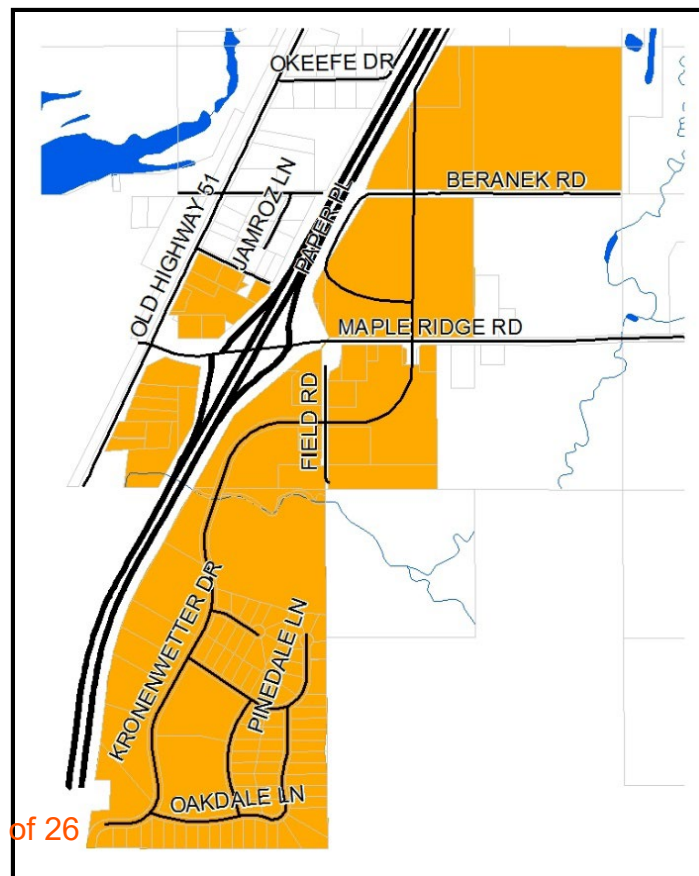
EXPENSES	TID 2
Life to Date Expenses:	\$10,865,625
Total Debt Service Payments Life to Date:	\$27,295,598
Total Debt Service Interest Payments Life to Date:	\$3,325,190
Total Expenses and Interest & Principal Payments Combined:	\$41,486,413

CURRENT DEBT	TID 2
Total TID Borrowing to Date:	\$27,295,598
Total Debt Service Payments Life to Date:	\$27,295,598
Current Debt:	\$0

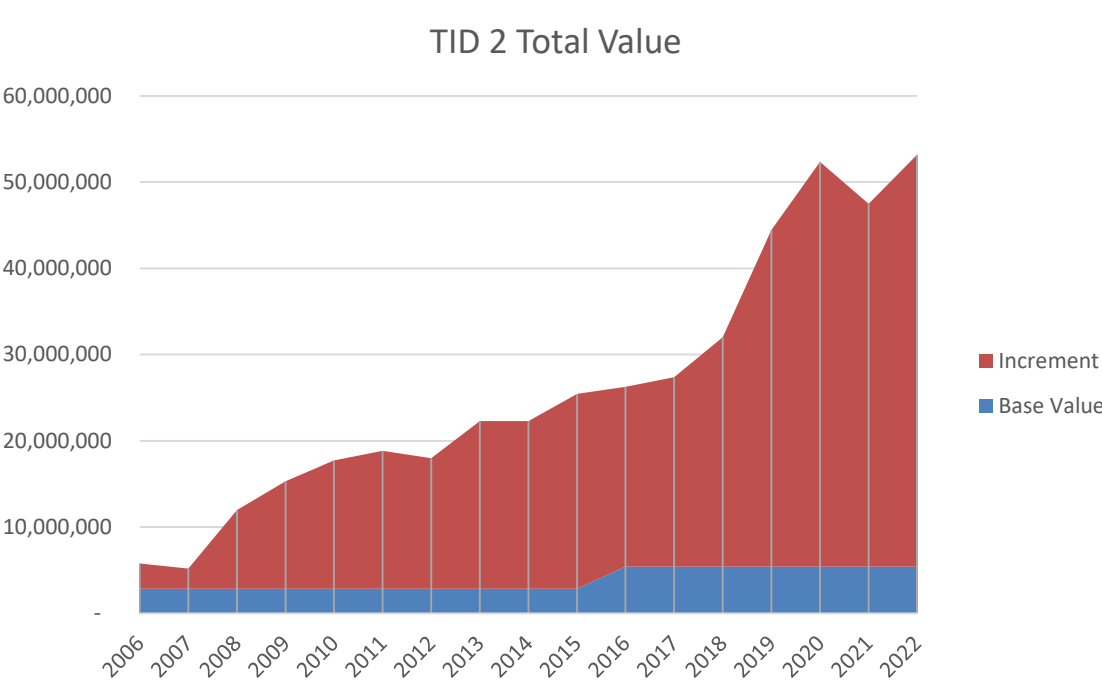
FUND BALANCE	TID 2
December 31, 2022 Fund Balance:	-\$407,068
Financial Position:	-\$406,305

Tax Increment District #2

- Mixed Use TID
- Created in 2004
- 331.16 acres.
- Adjacent to I-39 with Kronenwetter Dr providing access
- JX Truck Center, Timber Creek, Premier Glade, Village Estates Apartments



Base Value: \$5,398,600



Year	Base Value	Increment	Total Value
2006	2,851,400	\$2,911,900	\$5,763,300
2007	2,851,400	\$2,349,000	\$5,200,400
2008	2,851,400	\$9,110,600	\$11,962,000
2009	2,851,400	\$12,469,200	\$15,320,600
2010	2,851,400	\$14,867,100	\$17,718,500
2011	2,851,400	\$15,981,800	\$18,833,200
2012	2,851,400	\$15,153,700	\$18,005,100
2013	2,851,400	\$19,422,900	\$22,274,300
2014	2,851,400	\$19,443,100	\$22,294,500
2015	2,851,400	\$22,608,200	\$25,459,600
2016	5,398,600	\$20,877,500	\$26,276,100
2017	5,398,600	\$21,995,400	\$27,394,000
2018	5,398,600	\$26,607,600	\$32,006,200
2019	5,398,600	\$39,030,600	\$44,429,200
2020	5,398,600	\$46,944,100	\$52,342,700
2021	5,398,600	\$42,083,800	\$47,482,400
2022	5,398,600	\$47,755,100	\$53,153,700



The map shows the Village of Kronenwetter with various roads and highlighted areas. The roads include County Road 44, Shadow Lawn Rd, Forest Rd, Kingsley Rd, McLeod Pl, Tannahill Rd, Main St, Five Rd, Plantation Ln, County Lane Dr, Seville Rd, Norway Ln, Highland Dr, Kowalski Rd, Jaynes Rd, Judy Dr, Jackie Rd, Tabor Rd, Kingsley, Plaza Rd, Unnamed, Spruce Rd, Elm Rd, Maple Ridge Rd, Oak Rd, Green Acres Rd, and others. The highlighted areas are numbered 1, 2, 3, and 4. A north arrow is in the bottom left corner.



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TID



REVENUES	TID 3
Total Revenues to Date:	\$172,659
Total TID Borrowing to Date:	\$64,510
Total Borrowings and Revenues Combined:	\$237,169

EXPENSES	TID 3
Life to Date Expenses:	\$76,679
Total Debt Service Payments Life to Date:	\$64,510
Total Debt Service Interest Payments Life to Date:	\$9,602
Total Expenses and Interest & Principal Payments Combined:	\$150,791

CURRENT DEBT	TID 3
Total TID Borrowing to Date:	\$64,510
Total Debt Service Payments Life to Date:	\$64,510
Current Debt:	\$0

FUND BALANCE	TID 3
December 31, 2022 Fund Balance:	\$86,545
Financial Position	\$86,378

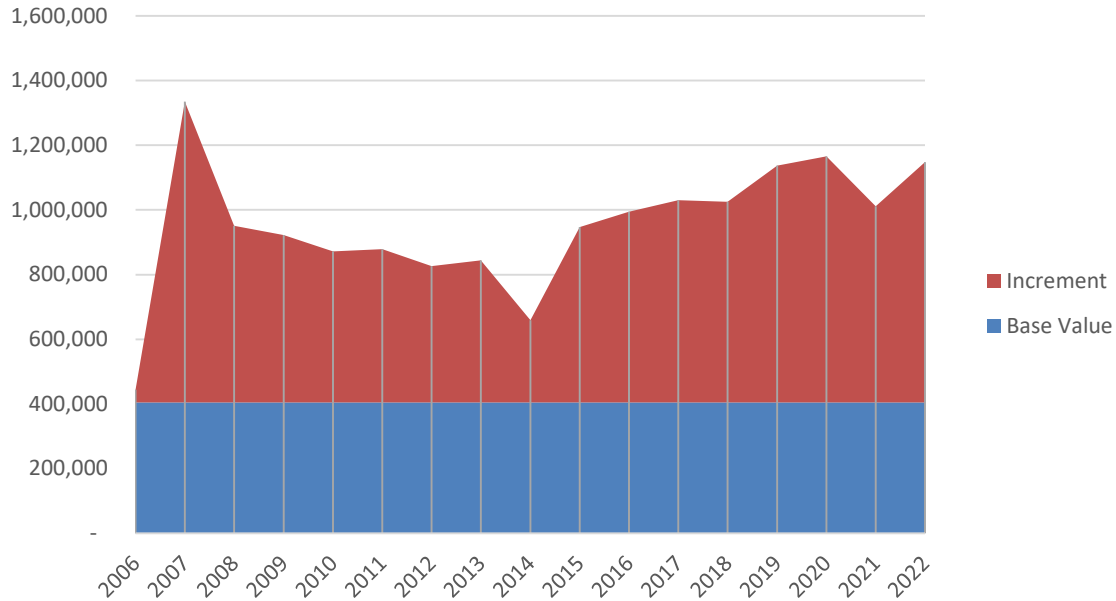
Tax Increment District #3

- Industrial TID
- Created in 2004
- 36.67 acres
- Located south of Cedar Road and east of Old Highway 51.
- Dayton Freight



Base Value: \$405,100

TID 3 Total Value



Year	Base Value	Increment	Total Value
2006	405,100	\$39,300	\$444,400
2007	405,100	\$929,300	\$1,334,400
2008	405,100	\$546,000	\$951,100
2009	405,100	\$517,000	\$922,100
2010	405,100	\$467,100	\$872,200
2011	405,100	\$473,200	\$878,300
2012	405,100	\$421,100	\$826,200
2013	405,100	\$439,100	\$844,200
2014	405,100	\$253,700	\$658,800
2015	405,100	\$541,600	\$946,700
2016	405,100	\$589,500	\$994,600
2017	405,100	\$624,700	\$1,029,800
2018	405,100	\$619,600	\$1,024,700
2019	405,100	\$731,600	\$1,136,700
2020	405,100	\$760,600	\$1,165,700
2021	405,100	\$606,500	\$1,011,600
2022	405,100	\$742,900	\$1,148,000



12 of 26 TID



REVENUES	TID 4
Total Revenues to Date:	\$2,047,690
Total TID Borrowing to Date:	\$9,567,821
Total Borrowings and Revenues Combined:	\$11,615,511

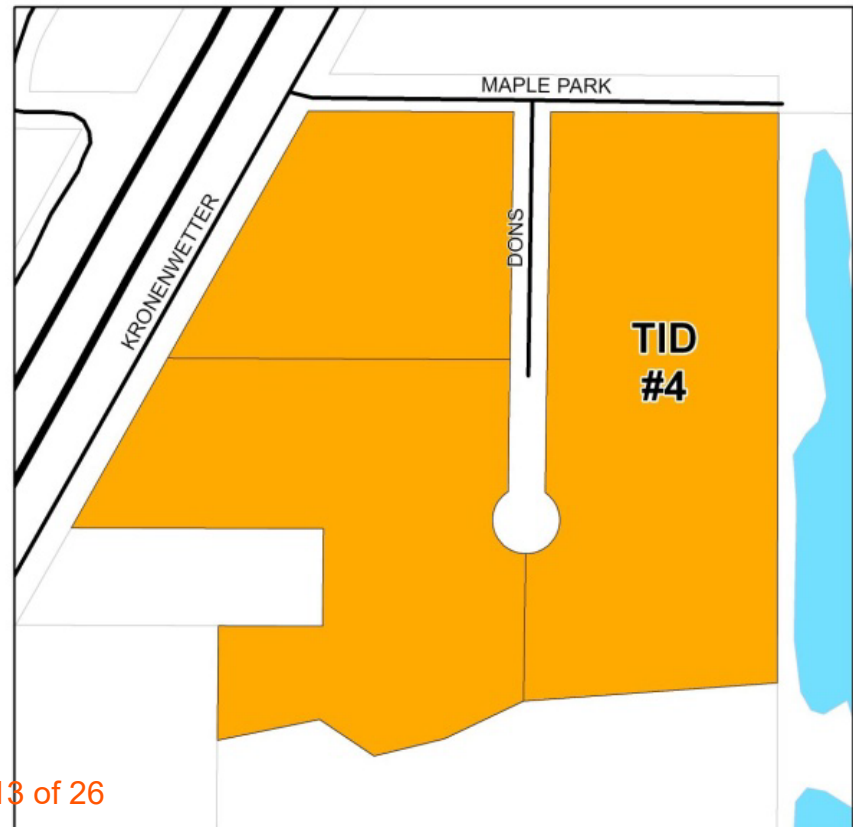
EXPENSES	TID 4
Life to Date Expenses:	\$2,188,696
Total Debt Service Payments Life to Date:	\$6,425,661
Total Debt Service Interest Payments Life to Date:	\$1,313,743
Total Expenses and Interest & Principal Payments Combined:	\$9,928,100

CURRENT DEBT	TID 4
Total TID Borrowing to Date:	\$9,567,821
Total Debt Service Payments Life to Date:	\$6,425,661
Current Debt:	\$3,142,160

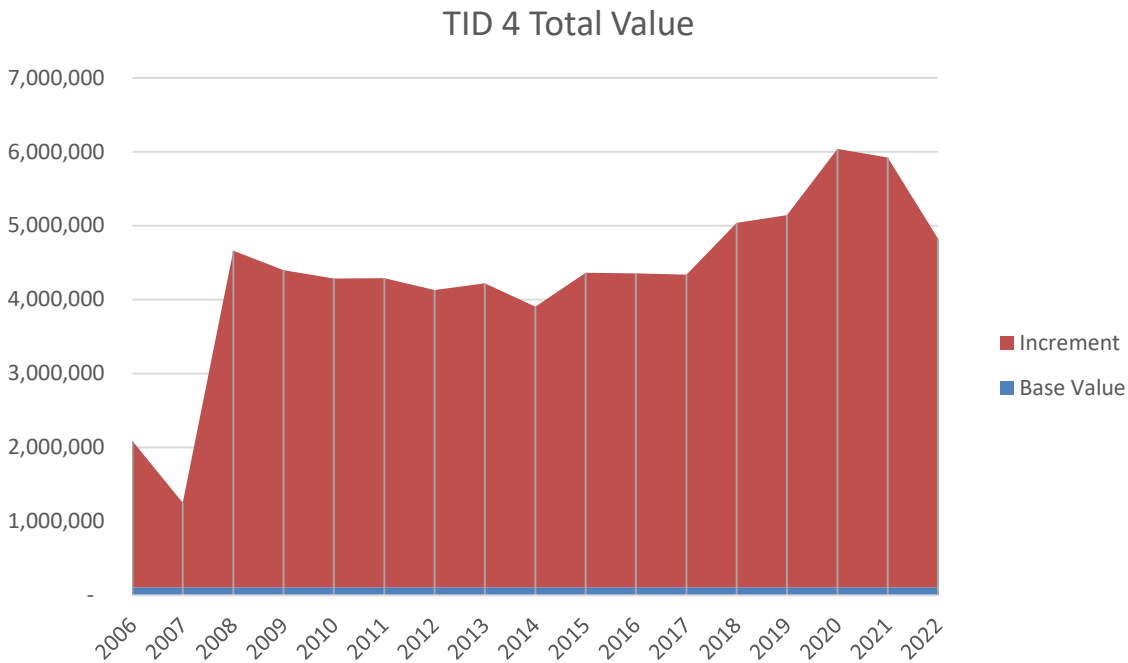
FUND BALANCE	TID 4
Dec. 31, 2022 Fund Balance:	\$139,050
Financial Position:	-\$1,454,749

Tax Increment District #4

- Industrial TID
- Created in 2004
- 32.69 acres
- Adjacent to I-39 with access from Kronenwetter Drive.
- M&J Marine, G3 Industries, PAW Health



Base Value: \$106,600



Year	Base Value	Increment	Total Value
2006	106,600	\$1,982,200	\$2,088,800
2007	106,600	\$1,146,200	\$1,252,800
2008	106,600	\$4,555,800	\$4,662,400
2009	106,600	\$4,291,800	\$4,398,400
2010	106,600	\$4,177,700	\$4,284,300
2011	106,600	\$4,184,500	\$4,291,100
2012	106,600	\$4,023,500	\$4,130,100
2013	106,600	\$4,114,100	\$4,220,700
2014	106,600	\$3,796,400	\$3,903,000
2015	106,600	\$4,256,900	\$4,363,500
2016	106,600	\$4,250,600	\$4,357,200
2017	106,600	\$4,229,200	\$4,335,800
2018	106,600	\$4,931,600	\$5,038,200
2019	106,600	\$5,034,800	\$5,141,400
2020	106,600	\$5,932,900	\$6,039,500
2021	106,600	\$5,815,900	\$5,922,500
2022	106,600	\$4,719,900	\$4,826,500

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/03/2023	Report type ORIGINAL
TID number 001	TID type 5S	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2044	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-2,408,043

Section 3 - Revenue	Amount
Tax increment	\$283,628
Investment income	\$7,911
Debt proceeds	
Special assessments	
Shared revenue	\$568
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Wood Equipment	\$51,175
Transfer from other funds	
Source Interfund Loan	\$67,384
Grants	
Other revenue	
Total Revenue (deposits)	\$410,666

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$4,535
Professional services	\$2,055
Interest and fiscal charges	\$115,911
DOR fees	\$1,088
Discount on long-term debt	
Debt issuance costs	\$612
Principal on long-term debt	\$310,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Postage	\$4
Total Expenditures	\$434,205

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,431,582
Future costs	\$5,358,386
Future revenue	\$5,500,830
Surplus or deficit	\$-2,289,138

Section 6 - Preparer/Contact Information	
Preparer name Lisa Kerstner	Preparer title Treasurer
Preparer email lkerstner@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Lisa Kerstner	Contact title Finance Director/Treasurer
Contact email lkerstner@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
Submission Information		
Co-muni code	37145	
TID number	001	
Submission date	06-14-2023 01:08 PM	
Confirmation	TIDAR20221978O1686319053143	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/03/2023	Report type ORIGINAL
TID number 002	TID type 99	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-200,956

Section 3 - Revenue	Amount
Tax increment	\$754,906
Investment income	\$6,920
Debt proceeds	
Special assessments	
Shared revenue	\$44,295
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Lamar Advertising of Central Wisconsin - Misc	\$1,000
Total Revenue (deposits)	\$807,121

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$10,066
Professional services	\$13,016
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 NA	\$0
Transfer to other funds	
Other expenditures	
Name Vouchers Payable	\$495,000
Total Expenditures	\$518,232

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$87,933
Future costs	\$3,713,108
Future revenue	\$1,960,510
Surplus or deficit	\$-1,664,665

Section 6 - Preparer/Contact Information	
Preparer name Lisa Kerstner	Preparer title Treasurer
Preparer email lkerstner@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Lisa Kerstner	Contact title Finance Director/Treasurer
Contact email lkerstner@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
Submission Information		
Co-muni code	37145	
TID number	002	
Submission date	06-14-2023 01:12 PM	
Confirmation	TIDAR20221978O1686342460123	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/03/2023	Report type ORIGINAL
TID number 003	TID type 5	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$73,969

Section 3 - Revenue	Amount
Tax increment	\$12,661
Investment income	\$120
Debt proceeds	
Special assessments	
Shared revenue	\$534
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$13,315

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$428
Professional services	\$160
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$738

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$86,546
Future costs	\$1,476
Future revenue	\$26,783
Surplus or deficit	\$111,853

Section 6 - Preparer/Contact Information	
Preparer name Lisa Kerstner	Preparer title Treasurer
Preparer email lkerstner@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Lisa Kerstner	Contact title Finance Director/Treasurer
Contact email lkerstner@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
Submission Information		
Co-muni code	37145	
TID number	003	
Submission date	06-14-2023 01:14 PM	
Confirmation	TIDAR20221978O1686342553359	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/03/2023	Report type ORIGINAL
TID number 004	TID type 5D	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$214,777

Section 3 - Revenue	Amount
Tax increment	\$98,756
Investment income	\$1,132
Debt proceeds	
Special assessments	
Shared revenue	\$1,037
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name M&J Marine	\$2,481
Developer name Precision Builder	\$7,717
Developer name G3 Industries	\$11,341
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$122,464

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$530
Professional services	\$310
Interest and fiscal charges	\$47,200
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 GO Bonds	\$150,000
Total Expenditures	\$198,190

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$139,051
Future costs	\$1,840,326
Future revenue	\$1,969,348
Surplus or deficit	\$268,073

Section 6 - Preparer/Contact Information	
Preparer name Lisa Kerstner	Preparer title Treasurer
Preparer email lkerstner@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Lisa Kerstner	Contact title Finance Director/Treasurer
Contact email lkerstner@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	004
Submission date	06-14-2023 01:15 PM
Confirmation	TIDAR20221978O1686343408124
Submission type	ORIGINAL