

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 – Municipality and TID					
Co-muni code 44241	Municipality KAUKAUNA		County OUTAGAMIE	Due date 07/01/2026	Report type ORIGINAL
TID number 005	TID type 2	TID name Commerce Crossing	Creation date 07/01/2003	Mandatory termination date 07/01/2037	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$2,720,370

Section 3 – Revenue	Amount
Tax increment	\$425,772
Investment income	\$312,760
Debt proceeds	
Special assessments	\$84,020
Shared revenue	\$24,294
Sale of property	
Allocation from another TID	
TID number 006	\$600,000
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$1,446,846

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 – Expenditures	Amount
Capital expenditures	\$1,328
Administration	\$4,819
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,213,981
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Kaukauna Hospitality LLC	\$900,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,120,128

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,047,088
Future costs	\$37,639,007
Future revenue	\$40,483,477
Surplus or deficit	\$4,891,558

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

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)
001E	\$0	\$0	\$0	\$0
004	\$54,000	\$0	\$200	\$54,200
005	\$21,463,600	\$0	\$700	\$21,464,300
006	\$12,170,200	\$0	\$300	\$12,170,500
008	\$0	\$0	\$0	\$0
009	\$0	\$0	\$0	\$0
010	\$32,500	\$0	\$200	\$32,700
011	\$0	\$0	\$0	\$0
012	\$44,600	\$-108,400	\$600	\$-63,200
Total	\$33,764,900	\$-108,400	\$2,000	\$33,658,500

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
001E	\$0	\$1,836,322,700	0.00	\$8,870,314	\$0
004	\$54,200	\$1,836,322,700	0.00	\$8,870,314	\$0
005	\$21,464,300	\$1,836,322,700	1.17	\$8,870,314	\$103,783
006	\$12,170,500	\$1,836,322,700	0.66	\$8,870,314	\$58,544
008	\$0	\$1,836,322,700	0.00	\$8,870,314	\$0
009	\$0	\$1,836,322,700	0.00	\$8,870,314	\$0
010	\$32,700	\$1,836,322,700	0.00	\$8,870,314	\$0
011	\$0	\$1,836,322,700	0.00	\$8,870,314	\$0
012	\$-63,200	\$1,836,322,700	0.00	\$8,870,314	\$0
Total	\$33,658,500	\$1,836,322,700	1.83	\$8,870,314	\$162,327

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$162,327	\$1.62327

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
2024	001E	\$0	\$1,701,745,100	0.00	\$8,643,176	\$0

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
2024	004	\$116,500	\$1,701,745,100	0.01	\$8,643,176	\$864	
2024	005	\$524,600	\$1,701,745,100	0.03	\$8,643,176	\$2,593	
2024	006	\$421,500	\$1,701,745,100	0.02	\$8,643,176	\$1,729	
2024	008	\$0	\$1,701,745,100	0.00	\$8,643,176	\$0	
2024	009	\$28,900	\$1,701,745,100	0.00	\$8,643,176	\$0	
2024	010	\$120,100	\$1,701,745,100	0.01	\$8,643,176	\$864	
2024	011	\$100	\$1,701,745,100	0.00	\$8,643,176	\$0	
2024	012	\$532,200	\$1,701,745,100	0.03	\$8,643,176	\$2,593	
2024 Total		\$1,743,900	\$1,701,745,100	0.10	\$8,643,176	\$8,643	
2023	001E	\$0	\$1,463,310,100	0.00	\$8,414,159	\$0	
2023	004	\$694,600	\$1,463,310,100	0.05	\$8,414,159	\$4,207	
2023	005	\$0	\$1,463,310,100	0.00	\$8,414,159	\$0	
2023	006	\$3,008,400	\$1,463,310,100	0.21	\$8,414,159	\$17,670	
2023	008	\$0	\$1,463,310,100	0.00	\$8,414,159	\$0	
2023	009	\$0	\$1,463,310,100	0.00	\$8,414,159	\$0	
2023	010	\$2,379,400	\$1,463,310,100	0.16	\$8,414,159	\$13,463	
2023	011	\$2,458,400	\$1,463,310,100	0.17	\$8,414,159	\$14,304	
2023 Total		\$8,540,800	\$1,463,310,100	0.59	\$8,414,159	\$49,644	

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 7 – Preparer/Contact Information	
Preparer name Ashley Roehl	Preparer title Finance Director
Preparer email aroehl@kaukauna-wi.org	Preparer phone (920) 766-6300
Contact name Ashley Roehl	Contact title Treasurer
Contact email aroehl@kaukauna-wi.org	Contact phone (920) 766-6372

Submission Information	
Co-muni code	44241
TID number	005
Submission date	06-22-2026 01:56 PM
Confirmation	TIDAR20251207O1782154610205
Submission type	ORIGINAL