REPORT TO VILLAGE BOARD

ITEM NAME: **Finance/Treasurer Office Update:**
List of 2026 Activities Progress Status – Mid-April/Mid-May 2026
PREPARED BY: **John Jacobs, Finance Director/Treasurer**
DATE PREPARED: **05/20/2026**

Here is an update of the activities that the Finance Department has been working on during the past month (mid-April to mid-May 2026).

Financial Audit Update:
The auditors sent the draft 2024 audited financial statements to us on Tuesday, May 19th for me to begin my review. I will forward my comments to them by next Tuesday, May 26th. If there are any changes that need to be made, the auditors will assemble and forward the final audited financial statements to us by Friday, May 29th. The audited financial statements will be posted on our Village's website at that same time.

The auditors from CLA (CliftonLarsonAllen) will make a presentation to the Village Board at the **June 8th Village Board meeting.**

In the meantime, I also have been working with some of the departments for the 2025 financial audit, and we will be moving forward with those workpapers at the same time, so that the Village's 2025 audit fieldwork will be conducted sometime during **July or August 2026** this year with CLA.

In addition, the 2025 Annual State Financial Report was submitted to the Wisconsin Department of Revenue by May 15th.

We have the following deadline looming ahead for wrapping up the 2025 fiscal year that I am well aware of:

- **June 1st** – Annual Water Utility Financial Report to the Wisconsin Public Service Commission. (I will be preparing the report and submitting it this year, instead of our auditors – CLA). Kim and Mark will be assisting me in filling in all of the Water Utility statistical information required for the report.

Our financial auditors will be sending me a timeline schedule for conducting the 2025 audit fieldwork sometime during Summer 2026, which would be past both of the annual financial reporting deadlines of May 15th and June 1st. Therefore, I will be preparing both of those reports "in-house" this year. I have years of experience of preparing them "in-house" during my years of working at the Village of Weston. By preparing both reports "in-house" this year, this would also cutdown on audit fees for the 2025 annual financial audit (which is in our 2026 budget), of course.

TID #3 Closure Financial Audit:
Our financial auditors (CLA) are also preparing to complete the TID #3 closure financial audit during Summer/Fall 2026, preferably by the **end of September 2026**, so that the final audited financial statements can be distributed to the Joint Review Board in October 2026.

RFP for Revaluation/Reassessment of Village Properties during 2026-2027:
I will be sending out the RFP's for the 2026-2027 revaluation/reassessment of all Village Properties on Wednesday, May 20th, so that the proposals are available to be reviewed by the APC and Village Board during the month of **June 2026**. The existing assessor contract auto-renewed with an estimated 3% increase going into 2026 for regular monthly maintenance services, instead of the 15%-20% increase that I had placed in the 2026 budget, assuming that there would have been time in Fall 2025 to review the RFP for Assessor Services at that time, which did not happen due to the time constraints that fell on me to get the 2026 budget across the "finish line", without a Village President or Village Administrator on board at that time.

I had reviewed the draft RFP for Revaluation/Reassessment and Assessment Services at the May 19th APC meeting. The APC will review the assessment bids on **June 15th**, and the Village Board will approve the contract at their **June 22nd meeting**.

The contract period would be proposed to begin on 7/01/2026, and provide the assessment company amble time to coordinate a schedule to complete a full revaluation of all Village properties, in time for submission to the Wisconsin Department of Revenue by 10/15/2027 the following year (in 2027). The Board of Review for 2027 would be scheduled sometime after Labor Day 2027, but before the 10/15/2027 deadline with the State. The new valuations would be in effect as of 1/01/2027, and would then impact the Dec 2027 tax bills for the first time.

There would be **no impact** from any preliminary revaluation numbers to the 1/01/2026 assessed valuation, nor any impact to the Dec 2026 tax bills. All numbers would be updated for the property assessed valuation and tax bills in Calendar Year 2027.

RFP for 2026-2030 Financial Auditing Services for Village:
After the 2025 financial audit has been almost completely finalized during July-Sept 2026, the Village can then send out a proposed (5) year RFP for financial auditing services for the Village for 2026-2030, which would be conducted in the years of 2027-2031. I would send out the RFP to various qualified CPA firms sometime during Sept/Oct 2026, so that APC and the Village Board could review them likely during the **late October/early November 2026** meeting schedules.

Proposed Capital Borrowing during 2026:
The tentative timeline to borrow funds for the Sewer Utility projects, and also perhaps some of the Street projects for 2026, would be in the **fourth quarter of 2026**. In order to borrow any debt in 2026, both the 2024 and 2025 financial audited statements would need to be available. Both sets of audited financial statements would be forwarded to our bond rating agency (presently Standard & Poor's) for a rating revaluation for the Village. Also, if we borrow after 7/1/2026, then no debt service payment would need to be made until calendar year 2027.

Property Tax Collection Update for the Dec 2025 Tax Roll:
The final settlement with the County Treasurer will occur in **mid-August 2026**, when the County Treasurer will pay the Village the balance of the tax levy, special charges, and special assessments owed to us.

CLIPP Committee Update:
At the Feb 2026 CLIPP committee meeting, Public Works Director Ulman and myself presented the proposed future infrastructure projects, possible priority order of the projects, and one scenario if the Village were to execute these street projects beginning in 2028, without a major impact to the Village's debt service tax levy and tax rate (starting in 2029 budget year). However, the committee asked questions about what if the streets projects timetable was accelerated to begin in 2026, and how much would that impact the debt service tax levy & tax rate beginning with the 2027 budget (2 years earlier).

Village Staff will prepare and present additional information at the upcoming **June 2026 meetings** of CLIPP, APC, and Village Board upon the direction from Administrator Davel on how he would like us to proceed with this ongoing discussion over the next several months.

Account Clerk Position Update:
Samantha Heis, our new Account Clerk, started her position with the Village on April 27th. She had a few days of training with Sarah Fisher before Sarah left employment with the Village. Kim Coyle, our Village's Utility Clerk, has picked up the payroll responsibilities for a few weeks, before Samantha is trained in the payroll process probably beginning in June 2026.

I will be working with Samantha during the months of June and July 2026 to assist me in getting the 2025 audit workpapers prepared for the financial auditors when they come to our office for the week of audit fieldwork this summer.

2027 Operating Budget Plan:
I will be working with Jim Davel, our Village Administrator, during the month of June 2026 to develop the 2027 budget timeline that he would like to initiate and present to the Village Board in the coming weeks for the next 6 months. I cannot believe that we are only about 30-45 days away from beginning the next annual budgeting cycle. Of course, we will incorporate a 10-year Capital Improvements Plan (CIP) Budget into this timetable as well.

2026 Financial Statements:
I will also begin distributing 2026 internal financial statements to the APC and Village Board beginning with the June 2026 meetings. I anticipate that the 1st quarter 2026 financial statements would be prepared for the **June 2026** meetings, the 2nd quarter 2026 financial statements to be prepared for the **July 2026** meetings, and then back to monthly financial statements beginning with the **August 2026** meetings.

REQUEST FOR PROPOSALS: 2026-2027 Revaluation/ Reassessment Services and July 2026 - December 2031 (5½ Years) Assessment Maintenance Services for the Village of Kronenwetter

Kronenwetter, Wisconsin

Finance Department

Issued: May 20, 2026
Proposal Questions: June 1, 2026, by 4:30 p.m.
Proposals Due: June 8, 2026, by Noon

Village of Kronenwetter – Request for Proposals for Assessment Services
Finance Department
1582 Kronenwetter Drive, Kronenwetter, WI 54455
Email: jjacobs@kronenwetter.gov
Phone: 715-693-4200 Ext. #1726

A. INTRODUCTION AND SUMMARY

The Village of Kronenwetter, Wisconsin (hereafter referred to as "Village") invites proposals from qualified assessment firms ("Consultant") to provide annual assessment services and revaluation services. The Village is seeking to continue partnering with a consultant to provide statutory assessor services for the community.

Submissions must be received by the Finance Department no later than Noon on June 8, 2026.

B. COMMUNITY OVERVIEW

The Village of Kronenwetter is located in North Central Wisconsin in Marathon County. The Village is part of the Wausau metro area (regional population of approximately 140,000), and has a local population of 8,595 (2025 Wisconsin Department of Administration). The Village has a mixture of residential, commercial, manufacturing, and agricultural properties.

A village-wide revaluation was last completed in 2021, with a market value adjustment. Since then, annual maintenance services have been provided via a contracted firm. The Village's assessment ratio for 2025 was 69.29%.

The Village's Equalized Value was $1,081,333,900 in 2025. The Village's Assessed Value was $749,304,600 in 2025. The Village has 3 active Tax Incremental Financing Districts (TID's #1, #2, and #4) accounting for $110,464,200 equalized value or 10.22% of the equalized value. Tax Increment Financing District #3 was closed in February 2026. The 2025 Statement of Assessment identifies the following parcel counts:

Property Class	Total Parcels	Improved Parcels
Residential	3,065	2,888
Commercial	113	77
Manufacturing	10	6
Agricultural	284	0
Undeveloped	389	0
Agricultural Forest	157	0
Forest Lands	374	0
Other	41	38
Total	4,433	3,009

C. OBJECTIVES

The following outlines the Village's overall goals for its tax assessment program:

1. Complete a full revaluation of all Village properties by October 15, 2027, to bring the Village assessment valuation back into compliance with Wisconsin State Statute 70.05, before the Wisconsin Department of Revenue would order and conduct a complete reassessment in 2028. See Section I – Exhibit #5. The Village recommends a full exterior inspection of all Village properties to be conducted by the consultant.
2. Consultants will endeavor to work seamlessly with Village staff and determine adequate customer service needs. This could be achieved on an as-needed, part-time basis.
3. Provide statutory tax assessment services that are accurate and current.
4. Perform ongoing maintenance, market adjustment, and revaluation in a cost-effective manner. The Village's expectation for revaluation is to occur every 5 - 7 years.

D. SCOPE OF WORK

The Consultant shall be the statutory assessor for the Village and complete in a professional manner all the work required under this proposal in accordance with Wisconsin State Statutes. The Consultant shall complete revaluation, statutory assessor, and full-value maintenance services for all taxable real property within the Village for the term of the agreement. It is anticipated that the selected Consultant will begin work under contract on July 1, 2026.

1. **Required Services:**
   a) Consultant shall perform all the work required to properly and professionally assess the real property of the Village in accordance with applicable Wisconsin State Statutes and in full compliance with all rules and regulations officially adopted and promulgated by the Wisconsin Department of Revenue.
   b) Consultant's contract shall be managed by the Finance Director/Treasurer or his/her designee. Consultant shall meet with the Director on assessment issues as needed.
   c) Consultant shall be available to attend, at the request of the Finance Director/Treasurer, Village Administrator, or department head, Village Board and committee meetings upon reasonable prior notice on an as-needed basis in furtherance of its assessment obligations.
   d) Consultant shall provide an e-mail address and a local (or toll free) phone number for Village officials and customers to contact the Consultant during regular business hours, Monday through Friday.
   e) Consultant shall field review and assess all properties that were under partial construction as of January 1st of the previous year.
   f) Consultant shall field review and assess new construction as of January 1st of the current year.
   g) Consultant shall perform interior inspections on all newly constructed homes, partially constructed homes from the previous year, and any interior remodeling including kitchen, bath, basement remodeling, and additions, if allowable.

h) Consultant shall field visit and measure all properties with building permits for exterior remodeling and for detached buildings and decks, and other miscellaneous permits. The Village utilizes spreadsheets for cataloging building permits.

i) Consultant shall field review as deemed necessary sale properties and properties for which no building permit has been issued.

j) Consultant shall account for all buildings destroyed or demolished.

k) Consultant may informally provide projected assessed values for potential development projects or land sales/purchases at the request of the Finance Director/Treasurer or Village Administrator.

l) Consultant shall coordinate with Village staff for an annual meeting to discuss the previous year's development projects and building permit data.

m) Consultant shall determine the fair market value of mobile home units in the municipality subject to the monthly municipal permit fee, in accordance with State Statute 66.0435.

n) Consultant shall implement use value assessments of agricultural lands per specifications set forth by the Wisconsin Department of Revenue.

o) Consultant shall create, print, and mail State-approved Notices of Changed Assessment to property owners and others as required by State Statutes.

p) Consultant shall conduct Open Book sessions in accordance with Wisconsin State Statutes. Consultant shall prepare a written statement regarding Open Book dates, times, and instructions on how to set up an appointment for an Open Book session, at least thirty (30) days prior to the first Open Book session.

q) Consultant shall be responsible for preparing for the annual Board of Review hearing proceedings as required by State Statutes prior to the deadline each year. Consultant shall work with the Village Clerk to arrange for the hearings. Consultant will provide digital photographs and data for comparable properties in advance of the Board of Review meeting so that the Board and the petitioner have evidence of comparability.

r) Consultant will attend the Board of Review hearing(s), serve as Village staff at the hearing(s) and defend the valuations and work products. Consultant will promptly and adequately follow up and respond to any appeals made at the Board of Review hearing, incorporating assessment modifications as approved. The consultant will be available for any Circuit Court proceedings that may result from appeals or other assessment-related matters.

s) Consultant shall be responsible for providing all assessment data to Marathon County to facilitate the digital and manual transfer of data and values and for ensuring that the County's assessment roll is balanced to the records submitted by the Consultant. Consultant will provide printed copy of assessment roll to the Village.

t) Consultant shall be responsible for providing the Wisconsin Department of Revenue (WI DOR) with both preliminary and final reports of assessed valuations after the Board of Review meeting. Consultant will also be responsible for providing WI DOR with assessments for all TIF districts by the prescribed deadlines.

u) Consultant shall place detailed property assessment records with images and full parcel information on the internet with free access to the public and the Village. This may be accomplished through the Village's existing online resources or through the Consultant's software package. Property record cards will be updated on at least an annual or bi-annual basis. Consultant shall provide the Village with unlocked, freely accessible databases upon request. Consultant will provide an annual export of one PDF property card per parcel ID, or a suitable alternative.

v) Consultant is not permitted to assign, subcontract, or transfer the work of providing assessment services without the prior written approval of the Village Board.

w) Assessment Software:

The Village historically consulted an outside contractor for Assessor Services, with GSA CAMA software being used. Should another software be utilized, it shall at a minimum meet the following items:

i. Comparative sales reports that can be used to support individual assessments with adjustments shown to be derived from the regression analysis.

ii. Flexible cost and depreciation tables that can be adjusted to capture specific markets. For commercial properties, a system-generated income approach to value.

iii. The ability to electronically export the completed assessment roll to Marathon County in the format required, eliminating any manual data entry of the completed roll.

iv. The ability to import "start-up data" from any existing databases to avoid time/cost-consuming initial data entry.

v. The ability to accept and import the Village's existing building permit records utilizing either a CSV or MS Excel file.

vi. Maintains a separate sales listing file to record and store data on sale properties as of the date of sale.

vii. Maintains an ownership history.

viii. The ability to create a wide range of reports, including Assessment Roll, Assessor's Final Report; and neighborhood attributes and values.

ix. The ability to run queries to locate specific data.

x. Has an electronic sketch for each property and photographs.

xi. Uses standard database format that can be read or easily converted to be read by other software packages and managed by Microsoft Sequel (SQL) Server.

xii. The data should be capable of being uploaded to the Village's GIS system.

2. Village Obligations:

a) With guidance and support from the Consultant, the Village shall publish required notices with the local media. This applies to Open Book and any other required notices.

b) The Village shall furnish adequate space at the Kronenwetter Municipal Center at no cost to the selected Consultant, including furniture and other equipment as necessary. Access to Village Office space shall also be granted after normal hours.

c) The Village shall allow access by the Consultant to Village records including, but not limited to, prior assessment rolls, sewer and water layouts, building permits, tax records, building plans, records of special assessments, plats or any other maps and property files at no cost.

d) The Village shall aid the Consultant with a reasonable promotion of public information concerning the work under this agreement.

E. SUBMITTAL QUESTIONS

All questions shall be submitted in electronic form to the email below by 4:30 p.m. on Monday, June 1, 2026. Answers will be provided via the Village website as an addendum to the RFP as they become available. The Village anticipates releasing responses to questions by 4:30 p.m., Wednesday, June 3, 2026. Multiple addenda may be released.

Question Portal: jjacobs@kronenwetter.gov

F. SUBMISSION REQUIREMENTS

The Village wishes to evaluate each proposal under the same uniform review standards. Respondent shall submit one (1) electronic copy in PDF format to the Finance Department. To be considered, proposals must be received no later than Noon, Monday, June 8, 2026, at the portal link below:

RFP Submittal Email: jjacobs@kronenwetter.gov

The following format and sequence should be followed to provide consistency in the firm's responses and ensure that each proposal receives full consideration. Use 8 ½ x 11 sheet pages with a minimum font size of 10 points and separate sections as defined below. If any of the information provided by the Proposer is found to be substantially unreliable, their proposal may be rejected in the sole opinion of the Administrative Policy Committee.

Proposals should include all the following categories. The categories below coincide with the evaluation criteria listed in Section G:

1. Cover Letter:

The letter shall identify the firm name and address. Provide the name(s) of the person(s) authorized to make representation for your firm, their title, address, email address, and telephone number(s).

2. Qualifications and Capabilities:

a. Demonstration of successful experience in providing general assessment services and software to Wisconsin municipalities of similar size. Include a summary of the firm’s experience providing assessment services for Wisconsin municipalities similarly sized to the Village of Kronenwetter. The summary should also include evidence of the accuracy of the firm’s work.

b. The qualifications of key personnel and past experience with providing assessment and revaluation services for both residential and commercial properties. Include the names, educational background, Wisconsin Department of Revenue certification level, and municipal assessment experience of the person(s)to be assigned to perform the scope of work. Include the key contact person's experience with conducting a revaluation process and experience with assessment evaluation of potential tax-exempt properties.

c. Provide a staff organization chart. Identify key individuals involved in this project, their affiliation, and office location. For each staff member identified in the organization chart, provide DOR certification level.

3. Understanding and Approach:

a. Demonstrate understanding of the assessor services requested.

b. Provide your firm/team's approach to achieving the project's scope of work, as presented in Section D above.

c. Provide any value-added services your firm/team can provide above that are not identified within the request.

4. Project Timeline:

a. Outline of assessor services provided and the approach/timeline for each.

b. Recommended annual schedules for all elements listed in Section D above.

5. Budget:

State the total annual compensation rate to provide the services described above and in accordance with the laws of the State of Wisconsin for assessment. Clearly list the fee for each year of the proposed contract with a not-to-exceed sum including all the Consultant's costs, but not necessarily limited to: labor, materials, supplies, equipment, transportation, meals, lodging, computer software, and Board of Review expenses. All expense reimbursements will be the responsibility of the firm. The Village will pay monthly as invoiced on the basis of the percentage of work completed; however, the Village is open to other payment structures suggested by the Consultant.

Provide separate compensation rate for the revaluation/revaluation services requested to be completed by October 15, 2027 to bring the Village's assessment valuation up to 100%. The Village anticipates that a physical exterior inspection would be required for this purpose.

6. References:

Identify and provide contact information for references from Wisconsin municipal clients for which the Consultant has provided assessment and/or revaluation services, preferably within the past two (2) years. References must include the name, title, email address, and business phone number of the contact person.

7. Insurance and Legal Responsibilities:

List the names and addresses of the insurance companies that have written commercial liability insurance policies for your organization. Joint ventures should list the insurers for the company or person expected to be the major owner of the joint venture.

a. Has any insurance company paid on behalf of the persons or organizations covered? If so, indicate names and addresses of insurance companies, particulars of payment, and date(s).

b. Is your firm now, or has it been, within the past five (5) years, involved in any legal action related to any projects? If yes, please explain in detail and identify any judgments entered in such action.

c. Provide all details of any declaration of default, non-conformance notices, or termination for cause against your firm with respect to such services. In addition, state whether during the past five (5) years your firm or sub-consulting firms have been suspended from either bidding or entering into any government contract.

8. Conflict of Interest:

Disclose any potential conflicts of interest with the Village of Kronenwetter.

G. SELECTION PROCESS, SCHEDULE, AND CRITERIA

All proposals will be evaluated based on the technical and professional expertise and experience of the submitting firm(s), the proposed method and the procedures for completion of the work, and the proposal's cost. The firm's apparent ability to be independent and objective in performing the requested work will also be considered.

1. Solicitation Schedule:

This solicitation's critical dates and times are listed below. The Village may need to change any of these dates or times. All dates are subject to change.

Action	Estimated Completion Date
RFP Release	May 20, 2026
Village publishes Class 2 Notice	May 24, 2026 and May 31, 2026
RFP Questions Due	June 1, 2026 (4:30 p.m.)
RFP Question Response by Village	June 3, 2026 (4:30 p.m.)
RFP Response Due Date	June 8, 2026 (Noon)
Administrative Policy Committee Review	June 15, 2026 (5:00 p.m.)
Village Board Approval	June 22, 2026 (6:00 p.m.)
Service Start Date	July 1, 2026

2. Evaluation Committee:

The Finance Director/Treasurer or Village Administrator may appoint an internal evaluation committee to review and evaluate the proposals using the following criteria, prior to the Administrative Policy Committee meeting. At its sole discretion, the Village may contact the references and/or visit one or more of the projects listed in response to this solicitation as part of the evaluation process. A shortlist of proposers may be interviewed.

3. Selection Criteria:

Any proposal not meeting the minimum qualifications stated above will be rejected. The criteria below are not necessarily listed in order of importance. Proposals will be evaluated based on the following criteria:

Cover Letter
Qualifications and Capabilities
Project Understanding and Approach
Project Timeline
Budget
References

Based on the evaluation process and selection criteria, the Administrative Policy Committee may select a proposer to negotiate and complete a formal contract for services.

H. GENERAL TERMS AND STATEMENT OF RIGHTS AND UNDERSTANDING

The Village reserves and may, in its sole discretion, exercise any and all of the following rights and options with respect to this RFP:

1. Each Proposer should carefully read and review all such items and address them in its proposal. However, the final description of the services and/or specifications to be provided to the Village under this RFP is subject to negotiations with the successful Proposer and the Village's final approval.
2. The Village reserves the right to reject any or all proposals, to divide responsibilities among one or more applicants or the project team, to waive formalities, and to select the individual or firm/team which, in the Village's sole judgment, can best perform the scope of services required.
3. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP. The Village has prepared this RFP and does not purport to be all-inclusive or to contain all of the information a prospective applicant may desire. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.
4. Ownership of all data, material, and documentation originated and prepared for the Village pursuant to the RFP shall belong to the Village and be subject to public inspection in accordance Wisconsin Public Records law. Trade secrets or proprietary information submitted by the Proposer shall not be subject to public disclosure unless otherwise required by law or a court.
5. The Village is not liable for any costs incurred by any Proposer in connection with this RFP or any response by any Proposer to this RFP. The expenses incurred by a Proposer in the preparation, submission, and presentation of the proposal are the sole responsibility of the Proposer and may not be charged to the Village, regardless of whether or not the Village ultimately selects a Proposer's Proposal for completion of the work detailed in this RFP.
6. The Village of Kronenwetter does not discriminate on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability, or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.
7. Submission:
   a. Submission of a proposal does not bind the Village to any action or any applicant.
   b. Proposals received after the deadline will not be accepted. Proposals will not be opened publicly. It is neither the Village's responsibility nor practice to acknowledge receipt of any proposal. It is the responder's responsibility to ensure that a proposal is received in a timely manner.

c. No official, employee, or elected official having any part in the selection or approval of a Proposer shall have any financial interest, either direct or indirect, in the contract, nor shall any such official, employee, or elected official exercise any undue influence in the awarding of the contract.

d. Amendment/Clarification of proposals may be done as follows:

   i. By Village: The RFP may be amended by the Village in response to need for further clarification, specifications and/or requirement changes, new opening date, etc. Copies of the amendment will be mailed to prospective vendors and must be signed and returned by the vendor as specified in the amendment.

   ii. By Consultant: Proposals may only be amended after receipt by the Village by submitting a later dated proposal that specifically states that it is amending an earlier proposal. No proposal may be amended after the opening date unless requested by the Village.

e. Proposals may be withdrawn only in total, and only by a written request to the Village prior to the time and date scheduled for opening of proposals.

8. To negotiate with one or more applicants.

9. To select any submission as the basis for negotiations and to negotiate with applicants for amendments or modifications to their submission.

10. To conduct investigations with respect to the qualifications of each applicant.

11. The Village is not responsible for costs associated with preparing proposals or for costs incurred before formal notice to proceed is issued if a contract is awarded.

12. The Proposer shall maintain, during the life of the Agreement, public liability and property damage insurance to cover claims for injuries, including accidental death, as well as claims for property damages that may arise from the performance of work under the Agreement.

13. Insurance:
The Consultant shall maintain during the life of the Agreement, the minimum public liability and property damage insurance to cover claims for injuries, including accidental death, as well as from claims for property damages which may arise from the performance of work under the Agreement, in such amounts and in such forms as is acceptable to the Village Attorney. This includes comprehensive general liability insurance, including personal injury liability, blanket contractual liability and broad form property damage liability; automobile bodily injury and property damage liability insurance covering owned, non-owned, rented and hired cars; workers compensation and employers' liability insurance as required by the State of Wisconsin; professional liability insurance covering damages to Village resulting from errors and omissions of the Consultant. The Certificate of Insurance shall include a provision prohibiting cancellation of said policies except upon 30 days' prior written notice to the Village and shall name the Village as an additional insured under Consultant's general and professional liability policies for the specific contract or project covered. A copy of the Certificate of Insurance and endorsement shall be delivered to the Village prior to execution of the agreement for final approval.

I. EXHIBITS:

1. 2025 Final – Equated Statement of Assessment
2. 2025 Statement of Changes in Equalized Values by Class and Item (Wisconsin Dept. of Revenue)
3. 2025 Statement of Changes in TID Value (Wisconsin Department of Revenue – Equalization Bureau)
4. 2021-2025 Annual Assessment Summary (Wisconsin Department of Revenue)
5. 2022 – 2028 Assessment Timeline for the Village of Kronenwetter

FINAL - EQUATED
STATEMENT OF ASSESSMENT FOR 2025

37	145	1978
CO	MUN	ACCT NO

X This is an Amended Return

FOR VILLAGE OF (Town - Village - City) OF KRONENWETTER (Municipality Name) MARATHON COUNTY (County Name)

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)	NO. OF ACRES **WHOLE NUMBERS ONLY** (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
1	RESIDENTIAL - Class 1	3,065	2,888	3,970	80,647,300	535,307,900	615,955,200
2	COMMERCIAL - Class 2	113	77	767	19,072,600	73,269,400	92,342,000
3	MANUFACTURING - Class 3	10	6	100	1,543,900	12,030,200	13,574,100
4	AGRICULTURAL - Class 4	284		3,648	735,400		735,400
5	UNDEVELOPED - Class 5	389		4,334	4,579,900		4,579,900
6	AGRICULTURAL FOREST - Class 5m	157		2,247	2,960,900		2,960,900
7	FOREST LANDS - Class 6	374		5,800	14,686,400		14,686,400
8	OTHER - Class 7	41	38	87	726,400	3,744,300	4,470,700
9	TOTAL - ALL COLUMNS	4,433	3,009	20,953	124,952,800	624,351,800	749,304,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL				LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1						
12	MACHINERY,TOOLS AND PATTERNS - Code 2						
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C						
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	**AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F**						749,304,600
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	07/10/2025	Name of Assessor ASSOCIATED APPRAISAL CONSULTANTS INC			Telephone # (920) 749-1995	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .692944764
This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.
This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST CROP AND OTHER EXEMPT LAND

2025	37	145	1978
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

Line						
18	**Private Forest Crop - Reg Class @ 10¢ per acre** (a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	**Private Forest Crop - Reg Class @ $3.6 per acre** (d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	**Private Forest Crop - Special Class @ 20¢ per acre** (a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	**Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ $7.37 per acre** (d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	**Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre** (a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	**Entered Before 2005 Managed Forest - CLOSED @ $1.68 per acre** (d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				28	996.22	2,616,900
21	**Entered After 2004 Managed Forest - OPEN @ $1.9 per acre** (a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	**Entered After 2004 Managed Forest - CLOSED @ $ 9.49 per acre** (d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
	23	821.84	2,249,300	118	3,732.07	10,152,300

Line	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres
22	4,306.92	94	.5	129.13	1,021.56

Line	**Assessed Value of Omitted Property From Prior Years (Sec. 70.44)** (a) REAL ESTATE	(b) PERSONAL	**Assessed Value of Sec. 70.43 Corrections of Errors by Assessors** (c1) REAL ESTATE	(c2) PERSONAL
23				
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995) (d) REAL ESTATE	(e) PERSONAL	**Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors** (f1) REAL ESTATE	(f2) PERSONAL

SPECIAL DISTRICTS

Line No.	Enter 6-digit Special District Code (*Col. A*)	Account Number (*Col. B*)	Special District Name (*Col. C*)	Locally Assessed Value of Real Estate (*Col. D*)	Mfg Value of Real Estate (*Col. E*)	Merged Value of Real Estate (*Col. F*)
24	375100	0225	RIB MOUNTAIN METRO SEWERAGE DISTRICT	386,725,000	12,830,300	399,555,300
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

SCHOOL DISTRICTS

2025	37	145	1978
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DISTRICTS (K-8 and K-12)					
36	373787	0218	SCH D OF MOSINEE	242,215,200	4,115,200	246,330,400
37	374970	0219	SCH D OF D C EVEREST AREA (ROTHSCHILD)	493,515,300	9,458,900	502,974,200
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			735,730,500	13,574,100	749,304,600
	B. UNION HIGH SCHOOL DISTRICTS					
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
	C. TECHNICAL COLLEGE DISTRICTS					
56	001500	0014	NORTH CENTRAL TECHNICAL COLLEGE WAUS	735,730,500	13,574,100	749,304,600
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			735,730,500	13,574,100	749,304,600

I hereby certify, to the best of my knowledge and belief, this form is complete and correct.

Name	Title	Submission date
STEPHEN HILL		08 / 29 / 2025

Phone	Email address
(715) 261 - 6049	ASSESSMENTS@MARATHONCOUNTY.GOV

FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

Page 1: Real Estate and Personal Property
- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts
- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts
- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: lgs@wisconsin.gov
Phone: (608) 266-2569 or (608) 264-6892
Fax: (608) 264-6887

JENNIFER POYER
VILLAGE OF KRONENWETTER
1582 KRONENWETTER DR
KRONENWETTER, WI 54455 - 9003

County 37 Marathon
Village 145 Kronenwetter

REAL ESTATE	2024 RE Equalized Value	Removal of Prior Year Compensation	% Change	$ Amount of Economic Change	% Change	$ Amount of New Constr	% Change	Correction & Compensation	% Change	$ Amount of All Other Changes	% Change	2025 RE Equalized Value	Total $ Change in R.E. Value	% Change
Residential														
Land	140,895,300	0	0%	16,907,400	12%	66,700	0%	0	0%	39,100	0%	157,908,500	17,013,200	12%
Imp	667,997,100	0	0%	80,159,700	12%	3,866,700	1%	0	0%	139,100	0%	752,162,600	84,165,500	13%
Total	808,892,400	0	0%	97,067,100	12%	3,933,400	0%	0	0%	178,200	0%	910,071,100	101,178,700	13%
Commercial														
Land	21,404,400	0	0%	2,140,400	10%	0	0%	0	0%	92,800	0%	23,637,600	2,233,200	10%
Imp	73,800,400	0	0%	7,380,000	10%	333,300	0%	0	0%	32,800	0%	81,546,500	7,746,100	10%
Total	95,204,800	0	0%	9,520,400	10%	333,300	0%	0	0%	125,600	0%	105,184,100	9,979,300	10%
Manufacturing														
Land	2,157,100	0	0%	100,900	5%	0	0%	0	0%	-30,000	-1%	2,228,000	70,900	3%
Imp	16,640,100	0	0%	702,900	4%	0	0%	0	0%	18,100	0%	17,361,100	721,000	4%
Total	18,797,200	0	0%	803,800	4%	0	0%	0	0%	-11,900	0%	19,589,100	791,900	4%
Agricultural														
Land/Total	950,200	0	0%	57,700	6%	0	0%	0	0%	300	0%	1,008,200	58,000	6%
Undeveloped														
Land/Total	7,443,300	0	0%	616,200	8%	0	0%	0	0%	4,800	0%	8,064,300	621,000	8%
Ag Forest														
Land/Total	4,606,400	0	0%	561,700	12%	0	0%	0	0%	0	0%	5,168,100	561,700	12%
Forest														
Land/Total	23,890,700	0	0%	2,913,500	12%	0	0%	0	0%	-9,200	0%	26,795,000	2,904,300	12%
Other														
Land	696,000	0	0%	139,200	20%	0	0%	0	0%	0	0%	835,200	139,200	20%
Imp	4,051,600	0	0%	567,200	14%	0	0%	0	0%	0	0%	4,618,800	567,200	14%
Total	4,747,600	0	0%	706,400	15%	0	0%	0	0%	0	0%	5,454,000	706,400	15%
Total Real Estate														
Land	202,043,400	0	0%	23,437,000	12%	66,700	0%	0	0%	97,800	0%	225,644,900	23,601,500	12%
Imp	762,489,200	0	0%	88,809,800	12%	4,200,000	1%	0	0%	190,000	0%	855,689,000	93,199,800	12%
Total	964,532,600	0	0%	112,246,800	12%	4,266,700	0%	0	0%	287,800	0%	1,081,333,900	116,801,300	12%

TOTAL EQUALIZED VALUE	2024 Total	2025 Total	Total $ Change	% Change
Real Estate	964,532,600	1,081,333,900	116,801,300	12%

TID302WI

2025 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County	37	Marathon
Village	145	Kronenwetter
TID #	001	TID Type - Industrial Post-04 SD
School District	4970	Sch D of D C Everest Area (Rothschild)

Special District	- 1	5100
Special District	- 2	None
Special District	- 3	None
Union High		None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate	$5,618,600	69.44%	$8,091,300		$8,091,300
Manufacturing Real Estate			$13,518,200		$13,518,200
Prior Year Corrections:					
Non-Manufacturing Real Estate			-$18,700		-$18,700
Manufacturing Real Estate			$0		$0
Frozen Overlap Value					$0
Current Year TID Value					$21,590,800
2005 TID Base Value					$2,262,300
TID Increment Value					$19,328,500

* Municipal Assessor's estimated values filed on 06/07/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
$20,251,200	$21,590,800	$1,339,600	7

2025 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County	37	Marathon
Village	145	Kronenwetter
TID #	002	TID Type - Legis Exception
School District	3787	Sch D of Mosinee

Special District - 1	5100
Special District - 2	None
Special District - 3	None
Union High	None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate	$54,320,500	69.44%	$78,226,500		$78,226,500
Manufacturing Real Estate			$0		$0
Prior Year Corrections:					
Non-Manufacturing Real Estate			-$180,700		-$180,700
Manufacturing Real Estate			$0		$0
Frozen Overlap Value					$0
Current Year TID Value					$78,045,800
2005 TID Base Value					$5,398,600
TID Increment Value					$72,647,200

* Municipal Assessor's estimated values filed on 06/07/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
$69,910,400	$78,045,800	$8,135,400	12

2025 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County	37	Marathon
Village	145	Kronenwetter
TID #	003	TID Type - Industrial Post-04
School District	3787	Sch D of Mosinee

Special District - 1	5100
Special District - 2	None
Special District - 3	None
Union High	None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate	$2,345,300	69.44%	$3,377,400		$3,377,400
Manufacturing Real Estate			$0		$0
Prior Year Corrections:					
Non-Manufacturing Real Estate			-$7,800		-$7,800
Manufacturing Real Estate			$0		$0
Frozen Overlap Value					$0
Current Year TID Value					$3,369,600
2005 TID Base Value					$405,100
TID Increment Value					$2,964,500

* Municipal Assessor's estimated values filed on 06/07/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
$3,018,300	$3,369,600	$351,300	12

2025 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County	37	Marathon
Village	145	Kronenwetter
TID #	004	TID Type - Industrial Post-04 D
School District	3787	Sch D of Mosinee

Special District	- 1	5100
Special District	- 2	None
Special District	- 3	None
Union High		None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate	$4,214,200	69.44%	$6,068,800		$6,068,800
Manufacturing Real Estate			$4,772,800		$4,772,800
Prior Year Corrections:					
Non-Manufacturing Real Estate			-$14,000		-$14,000
Manufacturing Real Estate			$0		$0
Frozen Overlap Value					$0
Current Year TID Value					$10,827,600
2005 TID Base Value					$106,600
TID Increment Value					$10,721,000

* Municipal Assessor's estimated values filed on 06/07/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
$9,969,100	$10,827,600	$858,500	9

Annual Assessment Summary

General Information				Assessor Information	
Assessment year	2025	Municipality	Village of Kronenwetter	Name	Nick Laird
Co-muni code	37145	County	Marathon	Phone	(920) 749 - 1995
Municipal Assessment Report type/date filed		FINAL / 2025-07-15		Email	INFO@APRAZ.COM

Fast Facts

	2021	2022	2023	2024	2025
Total assessed value	$ 726,667,600	$ 739,032,500	$ 745,956,900	$ 748,737,500	$ 749,304,600
Total equalized value	$ 741,690,200	$ 817,805,900	$ 895,765,200	$ 964,532,600	$ 1,081,333,900
Net new construction	$ 20,580,200	$ 6,056,700	$ 9,763,900	$ 4,872,600	$ 4,266,700

Parcel Count and Number of Acres by Class

	2024 Parcels	2024 Acres	2025 Parcels	2025 Acres	Parcel Change	Acres Change
Class 1 – Residential	3,054	3,940	3,065	3,970	11	30
Class 2 – Commercial	111	764	113	767	2	3
Class 3 – Mfg	11	102	10	100	-1	-2
Class 4 – Agricultural	281	3,648	284	3,648	3	0
Class 5 – Undeveloped	387	4,333	389	4,334	2	1
Class 5m – Ag forest	155	2,247	157	2,247	2	0
Class 6 – Forest lands	373	5,827	374	5,800	1	-27
Class 7 – Other	41	87	41	87	0	0
Total	4,413	20,948	4,433	20,953	20	5

Real Estate Sales

2024	Single Family	Multi-Family	Commercial	Mfg	Agricultural	Utility	Time Share	Misc
Valid sales	104	0	6	0	1	0	0	5
Invalid sales	126	0	5	0	8	0	0	21
Total sales	230	0	11	0	9	0	0	26
2023	**Single Family**	**Multi-Family**	**Commercial**	**Mfg**	**Agricultural**	**Utility**	**Time Share**	**Misc**
Valid sales	84	0	3	0	1	0	0	7
Invalid sales	100	2	2	0	2	0	0	4
Total sales	184	2	5	0	3	0	0	11

Assessment Level and Type

	2021	2022	2023	2024	2025
Assessment type	EXT REVAL	MAINT	MAINT	MAINT	MAINT
Assessment level	99.14	89.44	83.28	77.63	69.37

Additional Information

- Contact your assessor (revenue.wi.gov/DOR%20Publications/assrlist.pdf) with questions on the assessment data above
- Assessment information - review Reports (revenue.wi.gov/Pages/Report/Home.aspx)
- Definitions and more - review Property Assessment Process Guide for Municipal Officials (revenue.wi.gov/Pages/HTML/govpub.aspx#property)
- DOR contact - otas@wisconsin.gov

Full Value Law
Wisconsin Statute §70.05
Village of Kronenwetter, Marathon County

Assessment Year		Action
2022, 2023, 2024, **2025** (4 Years out of compliance)	(1st) **Non-Compliance** Notice to Municipality	Wisconsin Department of Revenue will monitor the level of assessment for the municipality during the next assessment year.
2026 (5 Years out of Compliance)	(2nd) **FINAL** Notice to Municipality	Wisconsin Department of Revenue will order a state supervised revaluation for the next assessment year if still out of compliance.
2027 (6 Years out of Compliance)	A revaluation is **Ordered** by the Wisconsin Department of Revenue	Wisconsin Department of Revenue orders a complete revaluation if the municipality is still out of compliance. It will become a stated mandated reassessment the following year without action during the 2027 assessment year.
2028 (State Ordered Reassessment)	A revaluation **MUST** be completed and Supervised by the Wisconsin Department of Revenue	A complete reassessment will be conducted and supervised by the Wisconsin Department of Revenue (all costs will be billed to the municipality).