THE CITY OF WATERTOWN

Finance Department
106 Jones Street
PO Box 477
Watertown, WI 53094-0477
(920) 262-4000

To: Joint Review Board
From: Mark Stevens
Date: July 15, 2026
RE: TID 2025 Review

TID Value Limitation Summary (per WI Dept of Revenue)

| TID # | Base Year | Base Value | 2025 TID Current Value | 2025 TID Value Increment | 2025 Total Muni Equalized Value | 12% Test |
|---|---|---|---|---|---|---|
| 005 | 2005 | 37,580,000 | 70,254,700 | 32,674,700 | | |
| 006 | 2005 | 225,800 | 3,538,800 | 3,313,000 | | |
| 007 | 2016 | 37,025,100 | 79,381,800 | 42,356,700 | | |
| 008 | 2021 | 15,938,900 | 24,956,400 | 9,017,500 | | |
| 009 | 2025 | 13,647,200 | | | | |
| | | **104,417,000** | **178,131,700** | **87,361,900** | **2,567,689,200** | **3.40%** |

| | | |
|---|---|---|
| Remaining estimated capacity to create additional TIDs: | $220,760,804 | 8.60% |
| Total City Capacity | $308,122,704 | 12.00% |

Apportionment of Jefferson County Levy

| Year | Watertown Equalized Value Reduced by TID Value Increment | % of Total | County Total |
|---|---|---|---|
| 2025 | $1,606,566,400 | .127851 | $12,565,910,700 |
| 2024 | $1,460,253,500 | .125268 | $11,657,080,200 |
| 2023 | $1,406,920,700 | .129432 | $10,869,930,000 |
| 2022 | $1,205,521,700 | .122886 | $9,810,057,600 |
| 2021 | $1,039,132,500 | .124829 | $8,324,422,600 |

THE CITY OF
WATERTOWN

# City of Watertown All TIF Districts Map

## Watertown TIF Districts

- 4
- 5
- 6
- 7
- 8*
- 9

Date: July 2, 2025

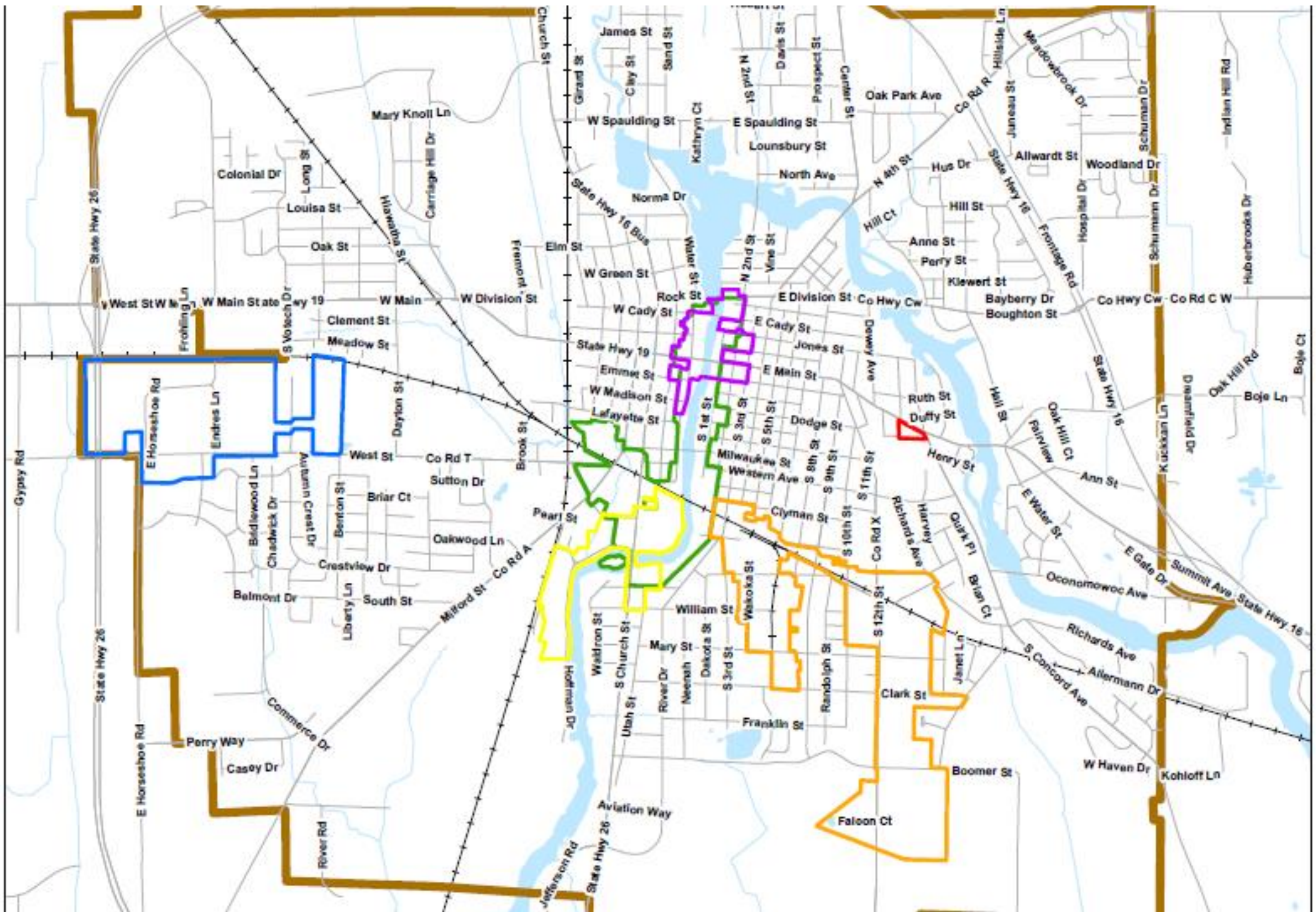
0 0.25 0.5 Miles

*TID 8 Boundary reflects pending amendments as of 7/2/2025

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

N



THE CITY OF WATERTOWN

# City of Watertown All TIF Districts Map

## Watertown TIF Districts

Date: July 2, 2025

| | |
|---|---|
| 4 | TID 4 Half Mile Buffer |
| 5 | TID 5 Half Mile Buffer |
| 6 | TID 6 Half Mile Buffer |
| 7 | TID 7 Half Mile Buffer |
| 8* | TID 8 Half Mile Buffer* |
| 9 | TID 9 Half Mile Buffer |

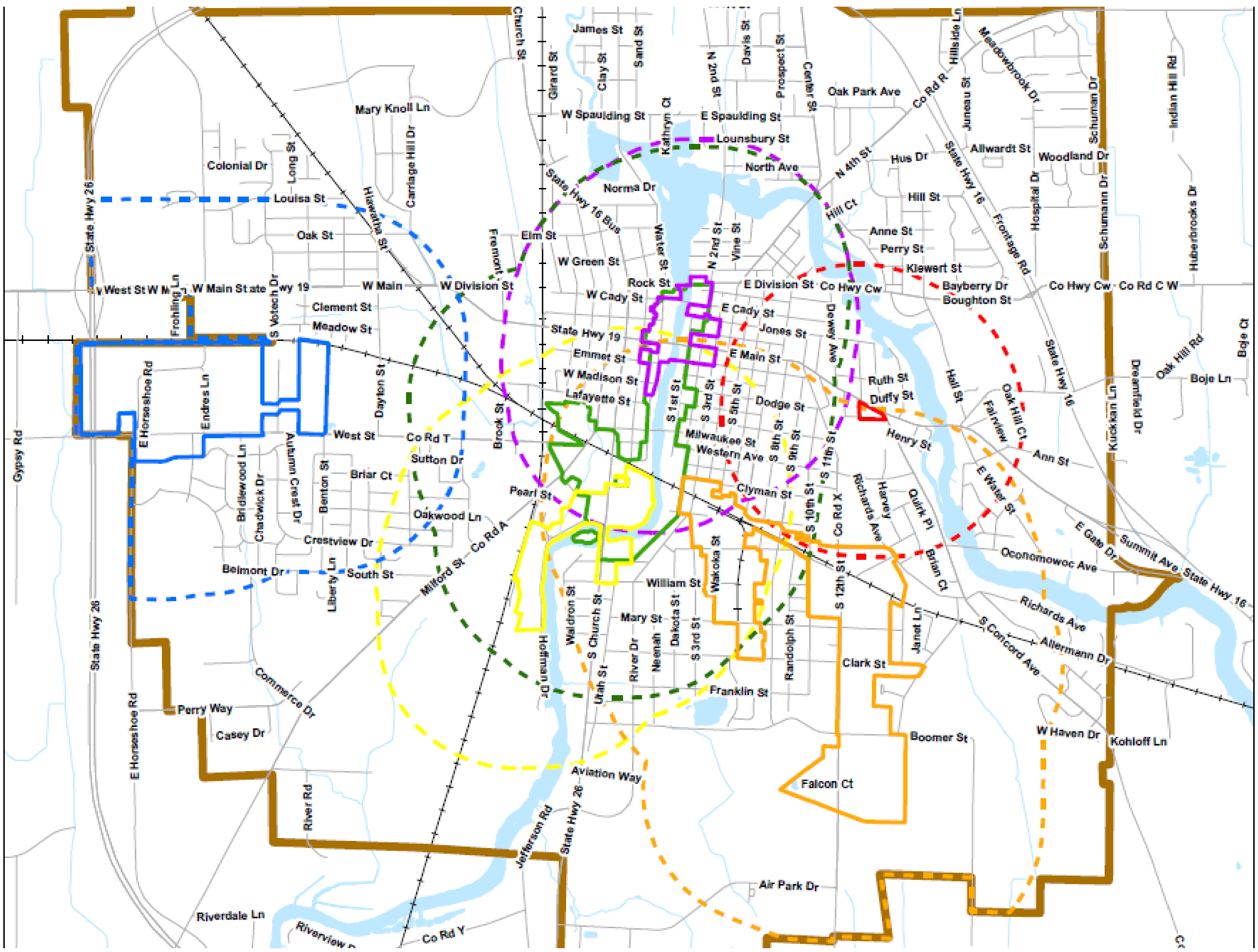
*TID 8 Boundary reflects pending amendments as of 7/2/2025

0 0.25 0.5 Miles

THE CITY OF WATERTOWN
Opportunity runs through it

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

N



THE CITY OF WATERTOWN

## TID #005

Created: 08/16/2005
Original Term: 08/16/2032

County: Jefferson
Type: 1- Blight post-95

Description: Downtown TID (downtown near river south to Watertown Square (Pick-n-Save) shopping area

Manufacturers: James Haim
Wilkey Blades
Fisher Barton Technology

Base Value: $39,631,000

2025 TID Value: $70,254,700

Changes in Equalized Values:

| Year | TID Value | Dollar Change | % Change |
|---|---|---|---|
| 2025 | $70,254,700 | $8,214,800 | 13.2 |
| 2024 | $62,039,900 | $17,895,800 | 40.5 |
| 2023 | $44,144,100 | <$32,833,600> | -43.6 |
| 2022 | $76,977,700 | $15,085,100 | 24.4 |
| 2021 | $61,892,600 | <$624,200> | -1.0 |

2025 Activity

- 608 Church St: Pidder Padder Paws opened

12/31/25 Fund Balance: $1,150,494

Revenue

- Developer guarantee: none paid in 2025 by CBC River Mill

Expenditures

- Meeting debt obligations; scheduled through 2030. Remaining P&I payments owed: $1,807,345.
- Developer grant: Antach/Globe was paid $23,457 (year 10 of 15-year term); estimated $158,900 remaining (max balance is $302,004 but limited to 5 years remaining).

THE CITY OF WATERTOWN

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>28291 | Municipality<br>WATERTOWN | | County<br>JEFFERSON | Due date<br>07/01/2026 | Report type<br>ORIGINAL |
| TID number<br>005 | TID type<br>2 | TID name<br>N/A | Creation date<br>08/16/2005 | Mandatory termination date<br>08/16/2032 | Anticipated termination date<br>N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $1,214,385 |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $421,153 |
| Investment income | $65,644 |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | $67,437 |
| Sale of property | |
| Allocation from another TID | |
| TID number | |
| Developer guarantees | |
| Developer name | |
| Transfer from other funds | |
| Source | |
| Grants | |
| Source | |
| Other revenue | |
| Source | |
| Total Revenue (deposits) | $554,234 |

THE CITY OF WATERTOWN

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

| Section 4 – Expenditures | Amount |
|---|---|
| Capital expenditures | $232,402 |
| Administration | $2,358 |
| Professional services | |
| Interest and fiscal charges | $39,758 |
| DOR fees | $150 |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | $320,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| TID number | |
| Developer grants | |
| Developer name Antach/Globe | $23,457 |
| Transfer to other funds | |
| Fund | |
| Other expenditures | |
| Name | |
| **Total Expenditures** | **$618,125** |

| Section 5 – Ending Balance | Amount |
|---|---|
| TID fund balance at end of year | **$1,150,494** |
| Future costs | **$1,959,905** |
| Future revenue | **$3,293,637** |
| Surplus or deficit | **$2,484,226** |

THE CITY OF WATERTOWN

| 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) |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $0 | $0 |
| 007 | $28,400 | $-41,200 | $421,500 | $408,700 |
| 008 | $34,700 | $0 | $0 | $34,700 |
| **Total** | **$63,100** | **$-41,200** | **$421,500** | **$443,400** |

| 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 |
| 005 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 006 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 007 | $408,700 | $2,382,749,500 | 0.02 | $11,938,359 | $2,388 |
| 008 | $34,700 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| **Total** | **$443,400** | **$2,382,749,500** | **0.02** | **$11,938,359** | **$2,388** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $0 | $0 |

| 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 | 004 | $214,300 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 005 | $297,100 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 006 | $0 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| 2024 | 007 | $2,112,000 | $2,270,365,200 | 0.09 | $11,899,706 | $10,710 |
| 2024 | 008 | $-40,700 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| **2024** | **Total** | **$2,582,700** | **$2,270,365,200** | **0.11** | **$11,899,706** | **$13,090** |
| 2023 | 004 | $15,495,200 | $1,958,383,300 | 0.79 | $11,701,961 | $92,445 |
| 2023 | 005 | $508,200 | $1,958,383,300 | 0.03 | $11,701,961 | $3,511 |
| 2023 | 006 | $0 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |
| 2023 | 007 | $362,600 | $1,958,383,300 | 0.02 | $11,701,961 | $2,340 |
| 2023 | 008 | $56,500 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |

THE CITY OF WATERTOWN

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

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Mark Stevens** | Preparer title<br>**Treasurer** |
| Preparer email<br>**mstevens@watertownwi.gov** | Preparer phone<br>**(920) 567-8418** |
| Contact name<br>**Mark Stevens** | Contact title<br>**Finance Director/Treasurer** |
| Contact email<br>**mstevens@watertownwi.gov** | Contact phone<br>**(920) 262-4007** |

| Submission Information | |
|---|---|
| Co-muni code | 28291 |
| TID number | 005 |
| Submission date | 06-20-2026 04:55 PM |
| Confirmation | TIDAR20250784O1781991962738 |
| Submission type | ORIGINAL |

THE CITY OF WATERTOWN

## TID #006

Created: 08/16/2005 County: Jefferson
Original Term: 08/16/2032 Type: 1- Blight post-95

Description: Riverview Assisted Living (single parcel)

Base Value: $225,800 2025 TID Value: $3,538,800

Changes in Equalized Values:

| Year | TID Value | Dollar Change | % Change |
|---|---|---|---|
| 2025 | $3,538,800 | <$1,043,000> | -22.8 |
| 2024 | $4,581,800 | <$198,200> | -4.1 |
| 2023 | $4,780,000 | $997,000 | 26.4 |
| 2022 | $3,783,000 | $187,000 | 5.2 |
| 2021 | $3,596,000 | $53,900 | 4.1 |

12/31/25 Fund Balance: $13,927

2025 Activity
- No changes

Expenditures
- The tax increment ($71,385) was not adequate to meet the debt obligations ($78,995 P&I) in 2025; scheduled through 2027. Remaining P&I payments owed: $191,867.
- Developer grant: none

Projection
- 12/31/32 fund balance: $264,772

THE CITY OF WATERTOWN

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>28291 | Municipality<br>WATERTOWN | | County<br>JEFFERSON | Due date<br>07/01/2026 | Report type<br>ORIGINAL |
| TID number<br>006 | TID type<br>2 | TID name<br>N/A | Creation date<br>08/16/2005 | Mandatory termination date<br>08/16/2032 | Anticipated termination date<br>N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $21,659 |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $71,385 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| TID number | |
| Developer guarantees | |
| Developer name | |
| Transfer from other funds | |
| Source | |
| Grants | |
| Source | |
| Other revenue | |
| Source | |
| Total Revenue (deposits) | $71,385 |

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

| Section 4 – Expenditures | Amount |
|---|---|
| Capital expenditures | |
| Administration | $1,670 |
| Professional services | |
| Interest and fiscal charges | $8,995 |
| DOR fees | $150 |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | $70,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| TID number | |
| Developer grants | |
| Developer name None | $0 |
| Transfer to other funds | |
| Fund | |
| Other expenditures | |
| Name | |
| **Total Expenditures** | **$80,815** |

| Section 5 – Ending Balance | Amount |
|---|---|
| TID fund balance at end of year | **$12,229** |
| Future costs | **$211,814** |
| Future revenue | **$464,357** |
| Surplus or deficit | **$264,772** |

THE CITY OF WATERTOWN

| 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) |
|---|---|---|---|---|
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $0 | $0 |
| 007 | $28,400 | $-41,200 | $421,500 | $408,700 |
| 008 | $34,700 | $0 | $0 | $34,700 |
| **Total** | **$63,100** | **$-41,200** | **$421,500** | **$443,400** |

**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 |
|---|---|---|---|---|---|
| 005 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 006 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 007 | $408,700 | $2,382,749,500 | 0.02 | $11,938,359 | $2,388 |
| 008 | $34,700 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| **Total** | **$443,400** | **$2,382,749,500** | **0.02** | **$11,938,359** | **$2,388** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 004 | $214,300 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 005 | $297,100 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 006 | $0 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| 2024 | 007 | $2,112,000 | $2,270,365,200 | 0.09 | $11,899,706 | $10,710 |
| 2024 | 008 | $-40,700 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| **2024** | **Total** | **$2,582,700** | **$2,270,365,200** | **0.11** | **$11,899,706** | **$13,090** |
| 2023 | 004 | $15,495,200 | $1,958,383,300 | 0.79 | $11,701,961 | $92,445 |
| 2023 | 005 | $508,200 | $1,958,383,300 | 0.03 | $11,701,961 | $3,511 |
| 2023 | 006 | $0 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |
| 2023 | 007 | $362,600 | $1,958,383,300 | 0.02 | $11,701,961 | $2,340 |
| 2023 | 008 | $56,500 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |

THE CITY OF WATERTOWN

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

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Mark Stevens** | Preparer title<br>**Treasurer** |
| Preparer email<br>**mstevens@watertownwi.gov** | Preparer phone<br>**(920) 567-8418** |
| Contact name<br>**Mark Stevens** | Contact title<br>**Finance Director/Treasurer** |
| Contact email<br>**mstevens@watertownwi.gov** | Contact phone<br>**(920) 262-4007** |

| Submission Information | |
|---|---|
| Co-muni code | **28291** |
| TID number | **006** |
| Submission date | **06-20-2026 04:56 PM** |
| Confirmation | **TIDAR20250784O1781992111465** |
| Submission type | **ORIGINAL** |

THE CITY OF
WATERTOWN

# TID #007

Created: 04/04/2016
Original Term: 04/04/2044

County: Jefferson
Type: 2- Rehabilitation/Conservation

Description: SE portion

Manufacturers: Glory Global Solutions, Reiss Industries, Fisher Barton Specialty, NM DVRS, JCE Real Estate (Innerpak), B&L Realty Investments, Consolidated Industries, US Chemical/Solenis, JCB Flavors, TJ Reiss Jr Properties, Sheveland Properties, Emils Pizza, Wisconsin Investcast, Morris Material Handling, Wilkey Specialty Prod, Green Properties (Griffin)

Base Value: $37,025,100

2025 TID Value: $79,381,800

Changes in Equalized Values:

| Year | TID Value | Dollar Change | % Change |
|---|---|---|---|
| 2025 | $79,381,800 | $10,880,600 | 15.9 |
| 2024 | $68,501,200 | $7,182,500 | 11.7 |
| 2023 | $61,318,700 | $14,188,700 | 30.1 |
| 2022 | $47,130,000 | $671,600 | 1.4 |
| 2021 | $46,458,400 | $932,800 | 2.0 |

2025 Activity

- 1011 S 3rd St: property owner pursued a Certified Survey Map (CSM) to create two lots
- 1013 S 5th St: First Brigade Band is building a new structure for storage
- 1019 S 5th St: A CSM was pursued to change from two to four sellable parcels
- 1100 S 12th St: Symbol Mattress closed
- 806 Clark St: Property owner continues to explore plans for multifamily workforce housing

12/31/25 Fund Balance: $962,813

Expenditures

- No debt incurred
- Developer grant: Glory Global Solutions was paid $45,843 in 2025; 85% of available tax increment is due annually through 2038
- Developer agreement: Griffin Armament was paid $25,707 in 2025; 75% of the available tax increment that started in 2025 up to $650,000 through 2035

Projection

- 12/31/44 fund balance: $9,191,980

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>28291 | Municipality<br>WATERTOWN | | County<br>JEFFERSON | Due date<br>07/01/2026 | Report type<br>ORIGINAL |
| TID number<br>007 | TID type<br>3 | TID name<br>TID 7 | Creation date<br>04/04/2016 | Mandatory termination date<br>04/04/2044 | Anticipated termination date<br>N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | **$367,460** |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $515,823 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | $99,272 |
| Sale of property | |
| Allocation from another TID | |
| TID number | |
| Developer guarantees | |
| Developer name | |
| Transfer from other funds | |
| Source | |
| Grants | |
| Source | |
| Other revenue | |
| Source | |
| Total Revenue (deposits) | **$615,095** |

THE CITY OF WATERTOWN

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

| Section 4 – Expenditures | | Amount |
|---|---|---|
| Capital expenditures | | |
| Administration | | $11,022 |
| 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 | | |
| TID number | | |
| Developer grants | | |
| Developer name | Glory Global Solutions | $45,843 |
| Developer name | Griffin Armament | $25,707 |
| Transfer to other funds | | |
| Fund | | |
| Other expenditures | | |
| Name | | |
| Total Expenditures | | $82,722 |

| Section 5 – Ending Balance | Amount |
|---|---|
| TID fund balance at end of year | $899,833 |
| Future costs | $1,089,385 |
| Future revenue | $9,318,553 |
| Surplus or deficit | $9,129,001 |

THE CITY OF WATERTOWN

| 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) |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $0 | $0 |
| 007 | $28,400 | $-41,200 | $421,500 | $408,700 |
| 008 | $34,700 | $0 | $0 | $34,700 |
| **Total** | **$63,100** | **$-41,200** | **$421,500** | **$443,400** |

| 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 |
| 005 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 006 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 007 | $408,700 | $2,382,749,500 | 0.02 | $11,938,359 | $2,388 |
| 008 | $34,700 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| **Total** | **$443,400** | **$2,382,749,500** | **0.02** | **$11,938,359** | **$2,388** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $0 | $0 |

| 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 | 004 | $214,300 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 005 | $297,100 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 006 | $0 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| 2024 | 007 | $2,112,000 | $2,270,365,200 | 0.09 | $11,899,706 | $10,710 |
| 2024 | 008 | $-40,700 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| **2024** | **Total** | **$2,582,700** | **$2,270,365,200** | **0.11** | **$11,899,706** | **$13,090** |
| 2023 | 004 | $15,495,200 | $1,958,383,300 | 0.79 | $11,701,961 | $92,445 |
| 2023 | 005 | $508,200 | $1,958,383,300 | 0.03 | $11,701,961 | $3,511 |
| 2023 | 006 | $0 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |
| 2023 | 007 | $362,600 | $1,958,383,300 | 0.02 | $11,701,961 | $2,340 |
| 2023 | 008 | $56,500 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |

THE CITY OF WATERTOWN

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|---|---|---|

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Mark Stevens** | Preparer title<br>**Treasurer** |
| Preparer email<br>**mstevens@watertownwi.gov** | Preparer phone<br>**(920) 567-8418** |
| Contact name<br>**Mark Stevens** | Contact title<br>**Finance Director/Treasurer** |
| Contact email<br>**mstevens@watertownwi.gov** | Contact phone<br>**(920) 262-4007** |

## Submission Information

| | |
|---|---|
| Co-muni code | 28291 |
| TID number | 007 |
| Submission date | 06-20-2026 04:56 PM |
| Confirmation | TIDAR20250784O1781992306934 |
| Submission type | ORIGINAL |

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## TID #008

Created: 03/16/2021 County: Jefferson
Original Term: 03/16/2049 Type: 2- Rehabilitation/Conservation

Description: Downtown area; most of this TID overlays a portion of TID #005
Any impact from the overlay flows to TID #008 and not #005

Manufacturers: none

Base Value: $15,938,900 2025 TID Value: $24,956,400

Changes in Equalized Values:

| Year | TID Value | Dollar Change | % Change |
|---|---|---|---|
| 2025 | $24,956,400 | $5,099,900 | 25.7 |
| 2024 | $19,856,500 | <$2,411,800> | -10.8 |
| 2023 | $22,268,300 | $7,532,100 | 51.1 |
| 2022 | $14,736,200 | | |

2025 Activity

- 116 W Main St: Sassy Sweets opened
- 112 S First St: First Street parking lot was reconstructed
- 100 E Division St (former Johnsonville plant): multifamily housing project, The Oxbow, is in planning stages
- 204 N First St: CSM approved for potential future development in north part of parking lot

12/31/25 Fund Balance: $100,493

Expenditures

- No debt incurred
- No development agreements exist as of the end of 2025

Projection

- 12/31/49 fund balance: $2,699,190 (speculative estimate)

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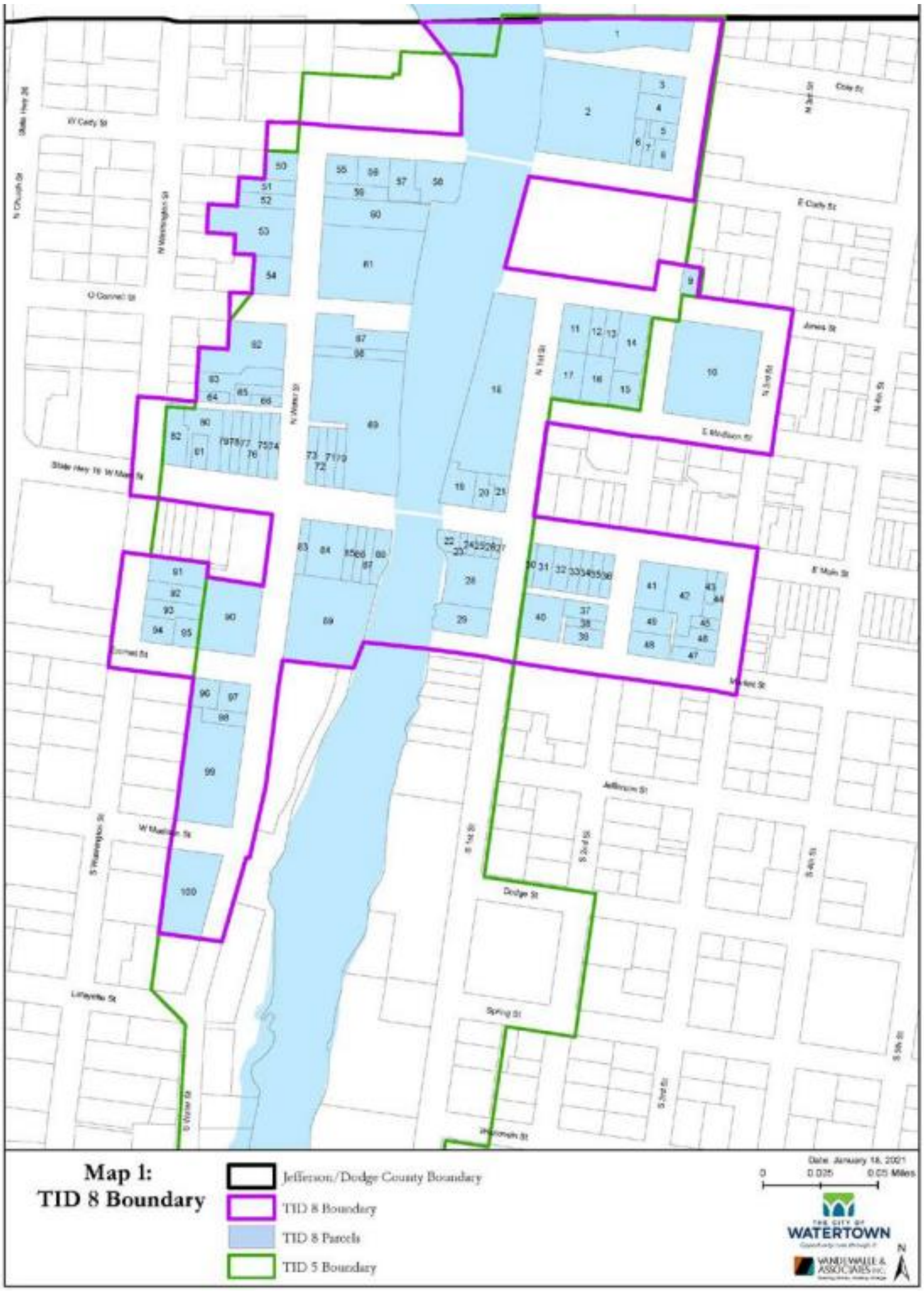


**Map 1: TID 8 Boundary**

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|---|---|---|

**Section 1 – Municipality and TID**

| Co-muni code | Municipality | | County | Due date | Report type |
|---|---|---|---|---|---|
| 28291 | WATERTOWN | | JEFFERSON | 07/01/2026 | ORIGINAL |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| 008 | 3 | TID 8 | 03/16/2021 | 03/16/2049 | N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $79,592 |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $64,201 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | $7,337 |
| Sale of property | |
| Allocation from another TID | |
| TID number | |
| Developer guarantees | |
| Developer name | |
| Transfer from other funds | |
| Source | |
| Grants | |
| Source | |
| Other revenue | |
| Source | |
| Total Revenue (deposits) | $71,538 |

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| --- | --- | --- |

| Section 4 – Expenditures | Amount |
| --- | --- |
| Capital expenditures | |
| Administration | $47,351 |
| 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 | |
| TID number | |
| Developer grants | |
| Developer name N/A | $0 |
| Transfer to other funds | |
| Fund | |
| Other expenditures | |
| Name | |
| Total Expenditures | $47,501 |

| Section 5 – Ending Balance | Amount |
| --- | --- |
| TID fund balance at end of year | $103,629 |
| Future costs | $2,860,000 |
| Future revenue | $5,458,698 |
| Surplus or deficit | $2,702,327 |

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|---|---|---|

## 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) |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $0 | $0 |
| 007 | $28,400 | $-41,200 | $421,500 | $408,700 |
| 008 | $34,700 | $0 | $0 | $34,700 |
| **Total** | **$63,100** | **$-41,200** | **$421,500** | **$443,400** |

| 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 |
| 005 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 006 | $0 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| 007 | $408,700 | $2,382,749,500 | 0.02 | $11,938,359 | $2,388 |
| 008 | $34,700 | $2,382,749,500 | 0.00 | $11,938,359 | $0 |
| **Total** | **$443,400** | **$2,382,749,500** | **0.02** | **$11,938,359** | **$2,388** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $0 | $0 |

| 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 | 004 | $214,300 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 005 | $297,100 | $2,270,365,200 | 0.01 | $11,899,706 | $1,190 |
| 2024 | 006 | $0 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| 2024 | 007 | $2,112,000 | $2,270,365,200 | 0.09 | $11,899,706 | $10,710 |
| 2024 | 008 | $-40,700 | $2,270,365,200 | 0.00 | $11,899,706 | $0 |
| **2024** | **Total** | **$2,582,700** | **$2,270,365,200** | **0.11** | **$11,899,706** | **$13,090** |
| 2023 | 004 | $15,495,200 | $1,958,383,300 | 0.79 | $11,701,961 | $92,445 |
| 2023 | 005 | $508,200 | $1,958,383,300 | 0.03 | $11,701,961 | $3,511 |
| 2023 | 006 | $0 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |
| 2023 | 007 | $362,600 | $1,958,383,300 | 0.02 | $11,701,961 | $2,340 |
| 2023 | 008 | $56,500 | $1,958,383,300 | 0.00 | $11,701,961 | $0 |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Mark Stevens** | Preparer title<br>**Finance Director/Treasurer** |
| Preparer email<br>**mstevens@watertownwi.gov** | Preparer phone<br>**(920) 262-4007** |
| Contact name<br>**Mark Stevens** | Contact title<br>**Finance Director/Treasurer** |
| Contact email<br>**mstevens@watertownwi.gov** | Contact phone<br>**(920) 262-4007** |

## Submission Information

| | |
|---|---|
| Co-muni code | **28291** |
| TID number | **008** |
| Submission date | **06-20-2026 04:54 PM** |
| Confirmation | **TIDAR20250784O1781992437992** |
| Submission type | **ORIGINAL** |

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## TID #009

Created: 10/15/2024 County: Jefferson

Original Term: 10/15/2049 Type: 6- Environmental Remediation

Description: Includes land near former Bethesda campus along Hoffman Drive, commercial areas near the Church St and Bernard St intersection, and commercial areas near Simpson St and Church St. TID #9 has overlap with TID #5.

Manufacturers: none

Base Value: $13,167,100 2025 TID Value: $13,167,100

Changes in Equalized Values:

| Year | TID Value | Dollar Change | % Change |
| --- | --- | --- | --- |
| 2025 | $13,167,100 | | |

2025 Activity

- Developer agreement was initiated with Lumin Terrace for four buildings that include 92 rental units at 701-711 Johnson St
- 674 Johnson St: Tom and Mary Schultz Family YMCA opened
- Rock River Ridge single and twin home construction is progressing on a faster pace than originally anticipated
- 401 Bernard St: Pet Supplies Plus CUP granted by Plan Commission

12/31/25 Fund Balance: <$27,034>

Expenditures

- No debt incurred
- Developer grant: Lumin Terrace initiated in 2025, so no payment yet; 95% of available tax increment (or $220K if tax increment exceeds $260K) is due annually through 2045

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