

**VILLAGE OF WESTON
NOTICE OF JOINT REVIEW BOARD MEETING
TAX INCREMENTAL DISTRICT #1 & #2
THURSDAY, OCTOBER 30, 2025 at 11:00 AM
WESTON MUNICIPAL CENTER
BOARD ROOM
4747 CAMP PHILLIPS ROAD,
WESTON, WI 54476
Agenda**



- 1) Call Meeting to Order.
- 2) Roll Call.
- 3) Opportunity for citizens to be heard.
- 4) Written Communications received.
- 5) Approval of minutes – April 06, 2022.
- 6) Presentation and discussion on performance and status of TID #1.
- 7) Presentation and discussion on performance and status of TID #2.
- 8) Set next meeting date, time, and location.
- 9) Any other business that lawfully comes before the JRB.
- 10) Adjournment of JRB.

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact Jessica Trautman, at the Weston Village Offices at 715-359-6114, 4747 Camp Phillips Road by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

Wisconsin State Statutes requires all agendas for committee, commission and Board meetings to be posted 24 hours prior to the meeting date and time. The final agenda and all meeting materials will be available for public inspection on the Village of Weston website located at <http://www.westonwi.gov/agendacenter>. Some or all of the members of the Joint Review Board, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference via the Zoom links listed below. If you need an interpreter, translator, materials in alternative formats, or other accommodations to access this service, activity or program, please call the Village Clerk at 715-359-6114 immediately.

Join Zoom Meeting by Computer:
<https://zoom.us/j/5445915099>

Join Zoom Meeting by Phone:
+1 312 626 6799 US (Chicago)

Meeting ID: 544 591 5099

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Joint Review Board. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Pamela Brehm
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Friday, October 24, 2025.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE JOINT REVIEW BOARD (JRB)
Weston Municipal Center Board Room
4747 Camp Phillips Road, Weston, WI 54476

Thursday, October 30, 2025, at 11:00 a.m.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993). No official actions other than those of the Joint Review Board shall take place.

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Some or all of the members of the Joint Review Board, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference via the Zoom links listed below. If you need an interpreter, translator, materials in alternative formats, or other accommodations to access this service, activity or program, please call the Village Clerk at 715-359-6114 immediately.

Join Zoom Meeting by Computer:

<https://zoom.us/j/5445915099>

Join Zoom Meeting by Phone:

+1 312 626 6799 US (Chicago)
Meeting ID: 544 591 5099

AGENDA ITEMS.

1. Meeting called to order by JRB Chair Maloney.
2. Roll Call by Secretary.
Vacant, resident/public member {Village}; Mark Maloney, Village Trustee {C} {Village}; Chet Strebe, Vice President of Business & Technology {Northcentral Technical College}; Samantha Fenske, Finance Director {Marathon County}; Chris Nichols, Director of Finance {D.C. Everest School District}.
3. Approval of citizen member.
4. Opportunity for citizens to be heard.
5. Written communications received.
6. Approval of minutes from the previous regular meeting: [April 6, 2022](#).
7. Presentation and discussion on performance and status of TID #1
 - a. [Acknowledgement of TID #1 Annual Report and Update](#).
8. Presentation and discussion on performance and status of TID #2
 - a. [Acknowledgement of TID #2 Annual Report and Update](#).
9. Any other business that lawfully comes before the JRB.
10. Adjournment of JRB.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT REVIEW BOARD (JRB)
held on Monday, April 6, 2022, at 9:00 a.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by JRB Chair & Village Trustee Barb Ermeling at 9:00 a.m.

2. Roll Call of Joint Review Board by Secretary Trittin.

Roll call indicated 5 Joint Review Board members present.

<u>Member</u>	<u>Present</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe*	YES
Palmer, Kristi	YES
Spets, Matt	YES

* Breitenfeldt designated to attend on behalf of Lutgen for Northcentral Technical College.

Village staff in attendance: Donner, Trautman, Trittin, and Wodalski. Consultant Greg Johnson, of Ehlers, was also in attendance.

3. Opportunity for citizens to be heard.

None.

4. Written communications received.

None.

5. Approval of minutes from the previous regular meeting: March 28, 2022.

Motion by Bender, second by Ermeling, to approve the minutes from March 28, 2022.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe	YES
Palmer, Kristi	YES
Spets, Matt	YES

6. Presentation on Proposed Project Plan Amendment to Tax Incremental District # 2.

Trittin stated the project plan amendment and resolutions approved by the Plan Commission and Village Board are in the packet. Donner stated the proposed amendment with a scaled back project plan were presented at the last JRB meeting; the amendment is being brought to the JRB for final review.

7. Deliberation and Action on Resolution 2022-JRB-001: A resolution approving Weston Village Board Resolution 2022-008 approving an amendment to the Tax Incremental District TID No. 2 (“TID #2”) Project Plan for the Village of Weston, Marathon County, Wisconsin.

Motion by Breitenfeldt, second by Bender, to approve Resolution 2022-JRB-001.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Bob	YES
Ermeling, Barb	YES
Breitenfeldt, Kathe	YES
Palmer, Kristi	YES
Spets, Matt	YES

8. Any other business that lawfully comes before the JRB.
None.

9. Adjournment of JRB.
Ermeling adjourned the meeting at 9:06 a.m.

Jenna Trittin, Recording Secretary

DRAFT

REQUEST FOR CONSIDERATION

Public Mtg/Date: Joint Review Board, October 30, 2025

Description: TIF District #1

From: Finance Department

Question: N/A

Background

The expenditure period for TIF District #1 ends in 2026. The current active project in TIF 1 is the Weston Avenue project. Depending on final project costs we anticipate closing the TIF next year, with 2026 being the last year we collect increment. At the end of 2025 the debt balance in TIF 1 will be 9.825M.

Attached Docs: TIF #1 overview

Committee Action: None

FISCAL IMPACT: None

Recommendation: None

Recommended Language for Official Action

N/A

VILLAGE OF WESTON
 FINANCING & FEASIBILITY STUDY
 TAX INCREMENT DISTRICT #1
 2020-2024 ACTUAL

DESCRIPTION	Year #	23	24	25	26	27	28	29
	TOTAL	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	Estimate 2025	PROPOSED 2026
PROJECT COSTS:								
Property Acquisition	5,738,249	-	-	-	-	-	-	-
Infrastructure Costs	62,932,214	37,156	1,380,907	1,485,324	8,146,175	6,184,193	8,000,000	-
Neighborhood Devel Plan for SE Quad	186,453	-	-	-	-	-	-	-
Study Options for Community ctr Dr/Camp Phillips	325,017	-	-	-	-	-	-	-
Other Planning Costs	-	-	-	-	-	-	-	-
Business Park Entrances	178,754	-	-	37,726	-	13,518	14,000	-
Building Construction	460	-	-	-	-	-	-	-
Advertising & Promotional Costs	79,885	-	-	-	-	-	-	-
Development Incentives	4,689,259	150,000	134,300	29,981	69,665	66,421	49,213	306,000
Administration & Planning	3,455,861	280,365	235,626	197,793	187,539	208,600	250,000	250,000
Organizational Costs	157,133	-	-	-	-	-	-	-
TOTAL COSTS	77,743,285	467,521	1,750,833	1,750,824	8,403,379	6,472,732	8,313,213	556,000
REVENUES:								
Property tax increment	89,049,630	5,653,765	5,911,973	6,336,567	6,534,355	6,536,901	6,709,929	4,200,000
Land Sales	4,725,317	107,600	379,000	-	-	-	-	-
Grants (including exempt comp aid& pptx)	4,064,414	144,250	207,696	144,250	144,250	144,250	686,792	144,250
Developer Guarantees	2,126,943	-	-	-	-	-	-	-
Special Assessments	1,686,357	-	-	-	-	-	-	-
Proceeds from escrow restructuring	227,904	-	-	-	-	-	-	-
BAB's Interest Rebates	393,624	23,672	-	-	-	-	-	-
Interest Income/Misc. Other	6,395,556	79,483	2,359,925	113,101	505,887	418,224	356,256	-
Transfer from other funds	346,898	-	-	-	-	-	-	-
TOTAL REVENUES	109,016,643	6,008,770	8,858,594	6,593,918	7,184,492	7,099,375	7,752,977	4,344,250
NET ANNUAL STATUS B/4 BORROWING	31,273,359	5,541,249	7,107,761	4,843,094	(1,218,887)	626,644	(560,236)	3,788,250
CAPITAL BORROWING:								
G.O. Bonds/Rev. Bonds - Actual	81,306,167	-	-	-	-	-	-	-
G.O. Bonds/Rev. Bonds - Actual - Cap. Int.	37,270	-	-	-	-	-	-	-
TOTAL CAPITAL BORROWING	81,343,437	-	-	-	-	-	-	-
REPAYMENT COSTS:								
Debt Service - Principal (actual)	64,670,146	4,905,772	1,264,718	1,180,000	1,200,000	1,225,000	1,255,000	1,285,000
Debt Service - Interest (actual)	27,745,143	510,307	379,269	361,113	340,463	317,663	293,163	266,180
Dest Service - amt to be reserved for future pmt	289,602	-	-	-	-	-	-	6,969,642
Debt Service - Principal Refunded (actual)	5,750,000	-	-	-	-	-	-	-
LOC - Repayments	2,159,333	150,000	500,000	210,000	-	-	-	-
Debt Service - Issue Costs/Misc.	1,403,156	3,087	2,263	1,995	1,769	1,743	1,750	-
Imputed Interest	67,723	-	-	-	-	-	-	-
TOTAL REPAYMENT COSTS	102,085,103	5,569,166	2,146,250	1,753,108	1,542,232	1,544,406	1,549,913	8,520,822
NET ANNUAL REVENUE over (under) COSTS		(27,917)	4,961,511	3,089,986	(2,761,119)	(917,763)	(2,110,148)	(4,732,572)
FUND BALANCE (DEFICIT), December 31	N/A	5,500,951	10,462,462	13,552,448	10,791,330	9,873,567	7,763,419	3,030,847
Debt Service Reserve Requirement:								
CDA Debt Service Reserve		1,570,358	1,570,358	1,570,358	1,570,358	1,570,358	1,570,358	-
Water Revenue Bonds Reserve - TIF #1		-	-	-	-	-	-	-
Sewer Revenue Bonds Reserve - TIF #1		-	-	-	-	-	-	-
Total Debt Service Reserve Requirement		1,570,358	1,570,358	1,570,358	1,570,358	1,570,358	1,570,358	-
Excess Fund Balance		3,930,593	8,892,104	11,982,090	9,220,972	8,303,209	6,193,061	3,030,847
(Shortfall) - Advanced from Other Funds		-	-	-	-	-	-	-
TOTAL FUND BALANCE, December 31		5,500,951	10,462,462	13,552,448	10,791,330	9,873,567	7,763,419	3,030,847
		3,782,654	8,744,165.00	11,867,343.00	9,032,454.00	8,027,699.00		
		1,718,297	1,718,297.00	1,685,105.00	1,758,876.00	1,845,868.00		
		5,500,951	10,462,462	13,552,448.00	10,791,330.00	9,873,567.00		

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

County 37 Marathon
 Village 192 Weston
 TID # 001 TID Type - Legis Exception
 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	\$267,316,000	92.62%	\$288,615,800		\$288,615,800
Manufacturing Real Estate			\$104,919,500		\$104,919,500
Prior Year Corrections:					
Non-Manufacturing Real Estate			-\$72,348,600		-\$72,348,600
Manufacturing Real Estate			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					
					\$321,186,700
1998 TID Base Value					
					\$38,651,600
TID Increment Value					
					\$282,535,100

* Municipal Assessor's estimated values filed on 06/04/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
\$425,941,700	\$321,186,700	-\$104,755,000	-25

VILLAGE OF WESTON
TIF Increment Worksheet

Taxing Jurisdiction	Apprtioned Levy	Equalized Value (TID OUT)	Intermim Rate	Equalized Value (TID IN)	Levy Amount	Tax Increment	Increment Value
Marathon County	4,824,776.50	1,645,513,200	0.00293208	1,928,048,300	5,653,191.86	828,415.36	282,535,100
Village of Weston	8,536,423.00	1,645,513,200	0.00518770	1,928,048,300	10,002,128.45	1,465,705.45	282,535,100
DC Everest	9,657,969.70	1,645,513,200	0.00586928	1,928,048,300	11,316,245.69	1,658,275.99	282,535,100
NTC	1,690,664.36	1,645,513,200	0.00102744	1,928,048,300	1,980,952.02	290,287.66	282,535,100
Total	24,709,833.56				28,952,518.02	4,242,684.46	

Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
37192	WESTON	MARATHON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
001	99	TIF District #1	03/30/1998	03/30/2031	03/31/2026

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$10,791,330

Section 3 – Revenue	Amount
Tax increment	\$6,536,901
Investment income	\$418,224
Debt proceeds	
Special assessments	
Shared revenue	\$144,250
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$7,099,375

Section 4 – Expenditures	Amount
Capital expenditures	\$6,184,192
Administration	\$181,252
Professional services	\$41,849
Interest and fiscal charges	\$318,274
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,225,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name EAU CLAIRE RIVER LLC	\$29,392
Developer name TOMMY DOCK PRODUCT LLC	\$37,029
Transfer to other funds	
Other expenditures	
Total Expenditures	\$8,017,138

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$9,873,567
Future costs	\$21,873,567
Future revenue	\$12,000,000
Surplus or deficit	\$0

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)
001	\$15,330,100	\$-2,532,600	\$1,500	\$12,799,000
002	\$664,800	\$0	\$300	\$665,100
Total	\$15,994,900	\$-2,532,600	\$1,800	\$13,464,100

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
001	\$12,799,000	\$1,682,640,200	0.76	\$5,636,291	\$42,836
002	\$665,100	\$1,682,640,200	0.04	\$5,636,291	\$2,255
Total	\$13,464,100	\$1,682,640,200	0.80	\$5,636,291	\$45,090

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$45,090	\$0.45090

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
2023	001	\$9,687,300	\$1,531,100,600	0.63	\$5,514,152	\$34,739
2023	002	\$179,400	\$1,531,100,600	0.01	\$5,514,152	\$551
2023	Total	\$9,866,700	\$1,531,100,600	0.64	\$5,514,152	\$35,291

Section 7 – Preparer/Contact Information	
Preparer name Jessica Trautman	Preparer title Treasurer
Preparer email jtrautman@westonwi.gov	Preparer phone (715) 241-2605
Contact name Jessica Trautman	Contact title Treasurer
Contact email jtrautman@westonwi.gov	Contact phone (715) 241-2605

Submission Information	
Co-muni code	37192
TID number	001
Submission date	06-27-2025 10:27 AM
Confirmation	TIDAR20241970O1751032965061
Submission type	ORIGINAL

REQUEST FOR CONSIDERATION

Public Mtg/Date: Joint Review Board, October 30, 2025

Description: TIF District #2

From: Finance Department

Question: N/A

Background

The expenditure period for TIF District #2 ends in 2026. The large project we are working on is reconstruction of Schofield Avenue. We anticipate a large negative fund balance at the end of 2025.

Attached Docs: TIF 2 overview

Committee Action: None

FISCAL IMPACT: None

Recommendation: None

Recommended Language for Official Action

N/A

VILLAGE OF WESTON
 FINANCING & FEASIBILITY STUDY
 TAX INCREMENT DISTRICT #2
 2020-2024

DESCRIPTION	Year #	17	18	19	20	21	22	23	24	25	26
	through 2024 TOTAL	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	Estimated 2025	PROPOSED 2026	PROPOSED 2027	PROPOSED 2028	PROPOSED 2029
PROJECT COSTS:											
Relocation Costs	-	-	-	-	-	-	-	-	-	-	-
Infrastructure Costs	3,581,506	139,974	-	-	-	351,476	5,902,390	-	-	-	-
Advertising & Promotional Costs	-	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	Incl. In Adm.	-	-
Development Incentives	479,481	-	-	-	-	207,735	507,736	34,480	-	-	-
Administration & Planning	866,643	51,216	61,713	47,842	52,263	50,906	50,906	51,000	51,000	51,000	51,000
Organizational Costs	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	4,927,630	191,190	61,713	47,842	52,263	610,117	6,461,032	85,480	51,000	51,000	51,000
PROJECT REVENUES:											
Property tax increment	7,822,351	483,918	566,459	607,142	685,903	736,489	758,471	-	379,236	379,236	379,236
Grants (including exempt comp aid)	294,346	24,103	32,340	24,104	24,103	24,103	124,476	124,476	124,476	124,476	124,476
Transportation Grant	-	-	-	-	-	-	2,652,390	-	-	-	-
BAB's Interest Rebate	2,031	-	-	-	-	-	-	-	-	-	-
Interest Income/Misc. Other	244,856	2,797	383	8,310	32,976	41,528	28,746	-	-	-	-
TOTAL REVENUES	8,363,584	510,818	599,182	639,556	742,982	802,120	3,564,083	124,476	503,712	503,712	503,712
NET ANNUAL STATUS B/4 BORROWING	3,435,954	319,628	537,469	591,714	690,719	192,003	(2,896,949)	38,996	452,712	452,712	452,712
CAPITAL BORROWING:											
G.O. Bonds/Rev. Bonds - Projected	-	-	-	-	-	-	-	-	-	-	-
G.O. Bonds/Rev. Bonds - Actual	3,588,333	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL BORROWING	3,588,333	-	-	-	-	-	-	-	-	-	-
REPAYMENT COSTS:											
Debt Service - Principal (actual)	3,438,333	205,000	125,000	130,000	140,000	145,000	150,000	-	-	-	-
Debt Service - Interest (actual)	1,685,942	42,185	32,713	26,838	20,662	14,013	7,125	-	-	-	-
Debt Service - Principal (projected)	-	-	-	-	-	-	-	-	-	-	-
Debt Service - Interest (projected)	-	-	-	-	-	-	-	-	-	-	-
Debt Service - Issue Costs/Misc.	93,648	1,622	524	570	553	540	600	-	-	-	-
Imputed Interest	11,817	-	-	-	-	-	-	-	-	-	-
TOTAL REPAYMENT COSTS	5,229,740	248,807	158,237	157,408	161,215	159,553	157,725	-	-	-	-
NET ANNUAL REVENUE over (under) COSTS	1,794,547	70,821	379,232	434,306	529,504	32,450	(3,054,674)	38,996	452,712	452,712	452,712
FUND BALANCE (DEFICIT), December 31	N/A	419,055	798,287	1,232,593	1,762,097	1,794,547	(1,260,127)	(1,221,131)	(768,420)	(315,708)	137,004
Debt Service Reserve Requirement:											
CDA Debt Service Reserve	-	251,253	251,253	251,253	251,253	170,764	-	-	-	-	-
Total Debt Service Reserve Requirement	-	251,253	251,253	251,253	251,253	170,764	-	-	-	-	-
Excess Fund Balance	-	167,802	547,034	981,340	1,510,844	1,623,783	-	-	-	-	-
(Shortfall) - Advanced from Other Funds	-	-	-	-	-	-	(1,260,127)	(1,221,131)	(768,420)	(315,708)	-
TOTAL FUND BALANCE, December 31	-	419,055	798,287	1,232,593	1,762,097	1,794,547	(1,260,127)	(1,221,131)	(768,420)	(315,708)	137,004

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

County 37 Marathon
 Village 192 Weston
 TID # 002 TID Type - Blight post-95
 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	\$52,252,900	92.62%	\$56,416,400		\$56,416,400
Manufacturing Real Estate			\$423,800		\$423,800
Prior Year Corrections:					
Non-Manufacturing Real Estate			-\$22,354,600		-\$22,354,600
Manufacturing Real Estate			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					
					\$34,485,600
2004 TID Base Value					
					\$34,485,600
TID Increment Value					
					\$0

* Municipal Assessor's estimated values filed on 06/04/2025

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2024 TID Value	2025 TID Value	Dollar Change	% Change
\$78,162,300	\$34,485,600	-\$43,676,700	-56

Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
37192	WESTON	MARATHON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
002	2	Schofield Avenue Business Corridor	05/17/2004	05/17/2031	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,762,097

Section 3 – Revenue	Amount
Tax increment	\$736,489
Investment income	\$41,528
Debt proceeds	
Special assessments	
Shared revenue	\$24,103
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$802,120

Section 4 – Expenditures	Amount
Capital expenditures	\$351,476
Administration	\$43,732
Professional services	\$7,024
Interest and fiscal charges	\$14,553
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$145,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name ABC Weston LLC	\$207,735
Transfer to other funds	
Other expenditures	
Total Expenditures	\$769,670

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,794,547
Future costs	\$6,635,012
Future revenue	\$5,183,952
Surplus or deficit	\$343,487

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)
001	\$15,330,100	\$-2,532,600	\$1,500	\$12,799,000
002	\$664,800	\$0	\$300	\$665,100
Total	\$15,994,900	\$-2,532,600	\$1,800	\$13,464,100

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
001	\$12,799,000	\$1,682,640,200	0.76	\$5,636,291	\$42,836
002	\$665,100	\$1,682,640,200	0.04	\$5,636,291	\$2,255
Total	\$13,464,100	\$1,682,640,200	0.80	\$5,636,291	\$45,090

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$45,090	\$0.45090

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
2023	001	\$9,687,300	\$1,531,100,600	0.63	\$5,514,152	\$34,739
2023	002	\$179,400	\$1,531,100,600	0.01	\$5,514,152	\$551
2023	Total	\$9,866,700	\$1,531,100,600	0.64	\$5,514,152	\$35,291

Section 7 – Preparer/Contact Information	
Preparer name Jessica Trautman	Preparer title Treasurer
Preparer email jtrautman@westonwi.gov	Preparer phone (715) 241-2605
Contact name Jessica Trautman	Contact title Treasurer
Contact email jtrautman@westonwi.gov	Contact phone (715) 241-2605

Submission Information	
Co-muni code	37192
TID number	002
Submission date	06-27-2025 11:14 AM
Confirmation	TIDAR20241970O1751039313390
Submission type	ORIGINAL