VILLAGE OF HORTONVILLE
JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT No. 7 and Annual TID Update Meeting
NOVEMBER 20, 2025
5:00 PM
Municipal Services Center
531 N Nash St., Hortonville, WI

1. Call to order

2. Roll call.

3. Approval of minutes from December 5, 2024

4. Appointments (as needed):

    a) Public Member
    b) Chairperson

5. Review responsibilities of the Joint Review Board.

6. Review and discuss draft Project Plan

7. Review Annual PE-300 Reports and the performance and status of the Village's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

8. Approve "Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement."

9. Set next meeting date to consider approval of the TID.

10. Adjourn.

Posted: November 17, 2025

Jane Booth, WCMC
Clerk-Treasurer

VILLAGE OF HORTONVILLE
JOINT REVIEW BOARD
DECEMBER 5, 2024 MEETING MINUTES

Jeanne Bellile called the meeting to order at 4:30 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Chris Peterson (Hortonville Area School District), Amy Van Straten (Fox Valley Technical College) (by phone), Jack Kuhnke (public member), Kevin Englebert and Jeanne Bellile (Village President)

Others present: Nathan Treadwell (Administrator), and Jane Booth (Clerk-Treasurer). Ariana Schmidt (Ehlers)

Review the public record, planning documents and the resolutions passed by the Plan Commission and Village Board

Ariana Schmidt (Ehlers) said that their have been no changes to the contents since the last meeting. Asked if there were any questions, there were none.

Approve the minutes from the November 7, 2024 Meeting

Motion [Englebert/Peterson] to approve the minutes from the November 7, 2024 meeting. Roll call vote, 5 ayes, 0 nays, motion carried.

Consideration of "Resolution Approving an Amended Project Plan for Tax Incremental District No. 4."

Motion [Englebert/Peterson] to approve the resolution approving an amended project plan for the Incremental District No. 4. Roll call vote, 5 ayes, 0 nays, motion carried.

Consideration of "Resolution Approving an Amended Project Plan for Tax Incremental District No. 5."

Motion [Peterson/Kuhnke] to approve the resolution approving an amended project plan for the Incremental District No. 5. Roll call vote, 5 ayes, 0 nays, motion carried.

Adjourn

Motion [Kuhnke/Englebert] to adjourn. Unanimous voice vote, motion carried. The Board adjourned at 4:35 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer

NOTICE OF PUBLIC HEARING
VILLAGE OF HORTONVILLE, WISCONSIN

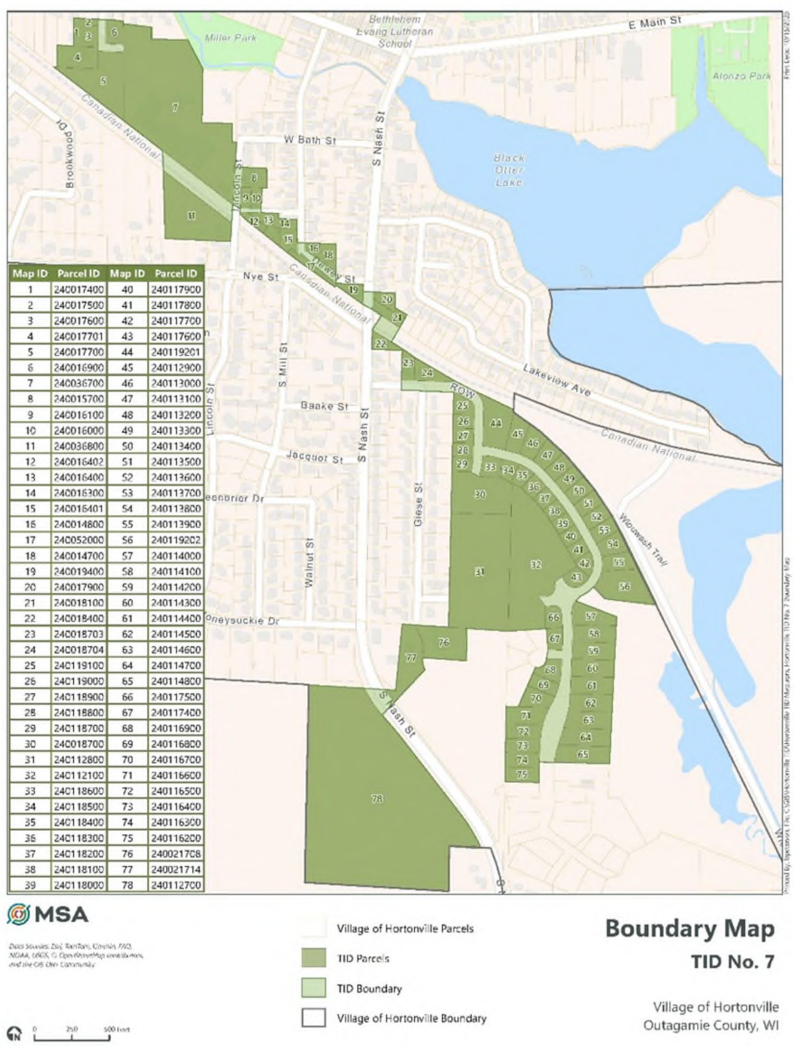
NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Hortonville will hold a public hearing on December 11, 2025 at 6:00 PM.

The meeting will be held at the Hortonville Village Hall, located at 531 N Nash St.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 7, its proposed boundaries, and its proposed Project Plan.

The District's proposed boundary is identified on the map included in this Notice.

Based on the planned use of properties within the proposed District boundary the Village expects to designate the District as suitable for mixed use development.



Map ID	Parcel ID	Map ID	Parcel ID
1	240017400	40	240117900
2	240017500	41	240117800
3	240017600	42	240117700
4	240017701	43	240117600
5	240017700	44	240119201
6	240016900	45	240112900
7	240036700	46	240113000
8	240015700	47	240113100
9	240016100	48	240113200
10	240016000	49	240113300
11	240036800	50	240113400
12	240016402	51	240113500
13	240016400	52	240113600
14	240016300	53	240113700
15	240016401	54	240113800
16	240014800	55	240113900
17	240052000	56	240119202
18	240014700	57	240114000
19	240019400	58	240114100
20	240017900	59	240114200
21	240018100	60	240114300
22	240018400	61	240114400
23	240018703	62	240114500
24	240018704	63	240114600
25	240119100	64	240114700
26	240119000	65	240114800
27	240118900	66	240117500
28	240118800	67	240117400
29	240118700	68	240116900
30	240018700	69	240116800
31	240112800	70	240116700
32	240112100	71	240116600
33	240118600	72	240116500
34	240118500	73	240116400
35	240118400	74	240116300
36	240118300	75	240116200
37	240118200	76	240021708
38	240118100	77	240021714
39	240118000	78	240112700

Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of promoting mixed use development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the Village within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the Village Clerk at the Hortonville Village Hall, located at 531 N Nash St. This information can also be viewed on the Village's website at www.hortonvillewi.org.

By Order of the Village of Hortonville, Wisconsin

Published November 26, 2025 & December 4, 2025

November 20, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Hortonville, Wisconsin

Tax Incremental District No. 3

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Village of Hortonville, Wisconsin
Tax Incremental District No. 3

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Incremental District No. 3 ("District") was created on September 19, 2013 as a Mixed-Use District.

The TID has an expenditure period that ends on September 19, 2028 and has a mandatory termination date of September 19, 2033.

Background Data:

Base Value	$487,700
Incremental Value (as of January 1, 2025)	$7,262,500
Year End Fund Balance (2024)	$(195,571)
Projected Closure (based on current cash flow*)	2034

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only. The attached tables showcase a cashflow projection with additional projects undertaken for illustrative purposes.

Notes:

- No additional new construction is expected to occur, within the TID in 2025.
- The TID only has two undeveloped lots currently owned by the Village. No significant development value is expected from future development of the two lots. The Village is looking to list the lots (Lots 1 & 2) with a Commercial Real Estate Agent.
- The Village is looking at whether or not to expand stormwater ponds to handle additional stormwater runoff from potential new developments.
- TID 6 was created in 2022. A portion of the new district overlaps existing TID 3 properties.
- In 2025, the Village issued $71K in GO Notes for TID 3 Stormwater projects.
- In 2025, the Village worked with the school district to leverage TID 3 to fund a recreation project that will bring people into the area. The TID will be funding the stormwater associated with development.
- In 2027, The Village is beginning a $582K project on the East segment of STH 15, which overlaps with TID 6. Both TIDs will pay towards this project.

Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Village of Hortonville, Wisconsin

Tax Increment District No. 3

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	487,700
District Creation Date	September 19, 2013	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2013	Apply to Base Value	**No**
Max Life (Years)	20	Base Tax Rate	$14.69
Expenditure Period/Termination	15 / 9/19/2028	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 / 2034		
Extension Eligibility/Years	Yes / 6		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2013	4,600	2014	0	4,600	2015	$23.98	**110**
2	2014	2,387,100	2015	0	2,391,700	2016	$25.26	**60,421**
3	2015	424,500	2016	0	2,816,200	2017	$24.67	**69,474**
4	2016	-336,600	2017	0	2,479,600	2018	$23.36	**57,912**
5	2017	3,112,600	2018	0	5,592,200	2019	$23.04	**128,860**
6	2018	572,000	2019	0	6,164,200	2020	$20.89	**128,782**
7	2019	794,900	2020	0	6,959,100	2021	$20.48	**142,490**
8	2020	-450,500	2021	0	6,508,600	2022	$19.70	**128,205**
9	2021	896,900	2022	0	7,405,500	2023	$17.03	**126,083**
10	2022	910,800	2023	0	8,316,300	2024	$15.45	**128,469**
11	2023	635,600	2024	0	8,951,900	2025	$14.69	**131,476**
12	2024	-1,689,400	2025	0	7,262,500	2026	$14.69	**106,664**
13	2025	0	2026	0	7,262,500	2027	$14.69	**106,664**
14	2026	0	2027	0	7,262,500	2028	$14.69	**106,664**
15	2027	0	2028	0	7,262,500	2029	$14.69	**106,664**
16	2028	0	2029	0	7,262,500	2030	$14.69	**106,664**
17	2029	0	2030	0	7,262,500	2031	$14.69	**106,664**
18	2030	0	2031	0	7,262,500	2032	$14.69	**106,664**
19	2031	0	2032	0	7,262,500	2033	$14.69	**106,664**
20	2032	0	2033	0	7,262,500	2034	$14.69	**106,664**
21	2033	0	2034	0	7,262,500	2035	$14.69	**106,664**
22	2034	0	2035	0	7,262,500	2036	$14.69	**106,664**
23	2035	0	2036	0	7,262,500	2037	$14.69	**106,664**
24	2036	0	2037	0	7,262,500	2038	$14.69	**106,664**
25	2037	0	2038	0	7,262,500	2039	$14.69	**106,664**
26	2038	0	2039	0	7,262,500	2040	$14.69	**106,664**
Totals (through 2034 Revenue Year)		**7,262,500**		**0**	**Future Value of Increment (through 2034 Revenue Year)**			**2,062,258**

Notes:

1) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Key:

Last year of actuals

Additional years shown for illustration purposes only to reflect 6 years of extensions.

Village of Hortonville, Wisconsin

Tax Increment District No. 3

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Personal Property Aid	Long-Term Debt	**Total Revenues**	Projected Expenditures: General Obligation Bonds 1,075,000 Dated Date: 12/30/13 Principal	Rate	Interest	General Obligation $1,075,000 Issue Total	G.O. Notes, 2025 63 $0 Principal	Est. Rate	Interest	G.O. Notes, 2025 63 $0 Issue Total	Total Debt Service	Capital[1]	Ongoing Planning & Admin	**Total Expenditures**	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023	126,083				**126,083**	50,000	3.00%	29,528	79,528				0	79,528		17,803	**97,331**	28,752	(211,882)	786,360	2023
2024	128,469				**128,469**	55,000	3.20%	28,028	83,028				0	83,028		29,130	**112,158**	16,311	(195,571)	731,360	2024
2025	131,476		5,235		**136,711**	55,000	3.35%	26,268	81,268	3,514	5.50%	1,613	5,127	86,395		5,000	**91,395**	45,316	(150,255)	672,846	2025
2026	106,664		5,235		**111,899**	60,000	3.50%	24,425	84,425	8,794	5.50%	3,512	12,305	96,730	36,000	5,000	**137,730**	(25,831)	(176,087)	604,052	2026
2027	106,664		5,235		**111,899**	60,000	3.65%	22,325	82,325	9,290	5.50%	3,016	12,305	94,630		5,000	**99,630**	12,269	(163,818)	534,763	2027
2028	106,664		5,235		**111,899**	65,000	3.80%	20,135	85,135	9,806	5.50%	2,499	12,305	97,440		5,000	**102,440**	9,459	(154,359)	459,956	2028
2029	106,664		5,235		**111,899**	80,000	4.00%	17,665	97,665	10,367	5.50%	1,938	12,305	109,970		5,000	**114,970**	(3,071)	(157,430)	369,590	2029
2030	106,664		5,235		**111,899**	80,000	4.10%	14,465	94,465	10,952	5.50%	1,354	12,305	106,770		5,000	**111,770**	129	(157,301)	278,638	2030
2031	106,664		5,235		**111,899**	85,000	4.20%	11,185	96,185	11,569	5.50%	736	12,305	108,490		5,000	**113,490**	(1,591)	(158,893)	182,069	2031
2032	106,664		5,235		**111,899**	85,000	4.30%	7,615	92,615	7,069	5.50%	131	7,199	99,814		5,000	**104,814**	7,085	(151,808)	90,000	2032
2033	106,664		5,235		**111,899**	90,000	4.40%	3,960	93,960	0	0.00%	0	0	93,960		5,000	**98,960**	12,939	(138,869)	0	2033
2034	106,664		5,235		**111,899**				0				0	0		15,000	**15,000**	96,899	(41,970)	0	2034
									0				0	0						0	
Total (2025 - 2034)	**1,091,452**	**0**	**41,879**	**0**	**1,143,800**	**660,000**		**148,043**	**714,083**	**71,360**	**0**	**14,799**	**86,159**	**894,199**	**36,000**	**60,000**	**990,199**				**Total (2025 - 2034)**

Notes:
Agrees to 2024 Audit
1.) Cash funding Stormwater project
*Cashflow shown with no additional projects undertaken, without any TID extensions.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

Village of Hortonville, Wisconsin

Tax Increment District No. 3

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Personal Property Aid	Long-Term Debt	Total Revenues	Projected Expenditures: General Obligation Bonds 1,075,000 Dated Date: 12/30/13 Principal	Rate	Interest	General Obligation $1,075,000 Issue Total	G.O. Notes, 2025 63 $71,360 Principal	Est. Rate	Interest	G.O. Notes, 2025 63 $71,360 Issue Total	2027 GO Notes[2] $275,000 Dated Date: 06/01/27 Principal	Est. Rate	Interest	2027 GO Notes2 $275,000 Issue Total	Total Debt Service	Capital[1]	Financing Costs	Ongoing Planning & Admin	Total Expenditures	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023	126,083				**126,083**	50,000	3.00%	29,528	79,528				0				0	79,528			17,803	**97,331**	28,752	(211,882)	1,061,360	2023
2024	128,469				**128,469**	55,000	3.20%	28,028	83,028				0				0	83,028			29,130	**112,158**	16,311	(195,571)	1,006,360	2024
2025	131,476		5,235		**136,711**	55,000	3.35%	26,268	81,268	3,514	5.50%	1,613	5,127				0	86,395			5,000	**91,395**	45,316	(150,255)	947,846	2025
2026	106,664		5,235		**111,899**	60,000	3.50%	24,425	84,425	8,794	5.50%	3,512	12,305	0	0.00%	0	0	96,730	36,000		5,000	**137,730**	(25,831)	(176,087)	879,052	2026
2027	106,664	2,009	5,235	275,000	**388,908**	60,000	3.65%	22,325	82,325	9,290	5.50%	3,016	12,305	0	0.00%	0	0	94,630	267,855	11,761	5,000	**379,245**	9,662	(166,424)	809,763	2027
2028	106,664		5,235		**111,899**	65,000	3.80%	20,135	85,135	9,806	5.50%	2,499	12,305	0	3.25%	16,175	16,175	113,615			5,000	**118,615**	(6,716)	(173,141)	734,956	2028
2029	106,664		5,235		**111,899**	80,000	4.00%	17,665	97,665	10,367	5.50%	1,938	12,305	0	3.35%	11,418	11,418	121,388			5,000	**126,388**	(14,489)	(187,630)	644,590	2029
2030	106,664		5,235		**111,899**	80,000	4.10%	14,465	94,465	10,952	5.50%	1,354	12,305	0	3.40%	11,418	11,418	118,188			5,000	**123,188**	(11,289)	(198,919)	553,638	2030
2031	106,664		5,235		**111,899**	85,000	4.20%	11,185	96,185	11,569	5.50%	736	12,305	0	3.45%	11,418	11,418	119,908			5,000	**124,908**	(13,009)	(211,928)	457,069	2031
2032	106,664		5,235		**111,899**	85,000	4.30%	7,615	92,615	7,069	5.50%	131	7,199	0	3.50%	11,418	11,418	111,232			5,000	**116,232**	(4,333)	(216,261)	365,000	2032
2033	106,664		5,235		**111,899**	90,000	4.40%	3,960	93,960	0	0.00%	0	0	0	3.55%	11,418	11,418	105,378			5,000	**110,378**	1,521	(214,740)	275,000	2033
2034	106,664		5,235		**111,899**				0				0	0	3.65%	11,418	11,418	11,418			5,000	**16,418**	95,481	(119,260)	275,000	2034
2035	106,664				**106,664**				0				0	0	3.75%	11,418	11,418	11,418			5,000	**16,418**	90,247	(29,013)	275,000	2035
2036	106,664				**106,664**				0				0	15,000	3.85%	11,129	26,129	26,129			5,000	**31,129**	75,535	46,522	260,000	2036
2037	106,664				**106,664**				0				0	35,000	3.95%	10,149	45,149	45,149			5,000	**50,149**	56,515	103,037	225,000	2037
2038	106,664				**106,664**				0				0	35,000	4.05%	8,749	43,749	43,749			5,000	**48,749**	57,915	160,953	190,000	2038
2039	106,664				**106,664**				0				0	35,000	4.15%	7,314	42,314	42,314			5,000	**47,314**	**59,350**	**220,303**	**155,000**	**2039**
2040	106,664				**106,664**				0				0	155,000	4.25%	3,294	158,294	158,294			15,000	**173,294**	(66,630)	153,673	0	2040
									0				0				0	0							0	
Total (2025 - 2040)	**1,731,436**	**2,009**	**52,348**	**275,000**	**2,060,793**	**660,000**	**0**	**148,043**	**808,043**	**71,360**	**0**	**14,799**	**86,159**	**275,000**	**0**	**136,731**	**411,731**	**1,305,933**	**303,855**	**11,761**	**90,000**	**1,711,549**				**Total (2025 - 2040)**

Notes:

Agrees to 2024 Audit

1.) Cash funding Stormwater Project

2) Proposed 2027 GONs finance a portion of the East Segment of STH 15 project which is eligible for both TID 3 and 6. Based on increment available in both Districts, the Village will determine which TID will make the debt payments.

Cashflow shown with Standard & Tech. College TID extensions.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **44136**	Municipality **HORTONVILLE**		County **OUTAGAMIE**	Due date **07/01/2025**	Report type **AMENDED**
TID number **003**	TID type **6**	TID name **N/A**	Creation date **09/19/2013**	Mandatory termination date **09/19/2033**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-211,882**

Section 3 – Revenue	Amount
Tax increment	$128,469
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)	**$128,469**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$3,765
Professional services	$25,215
Interest and fiscal charges	$28,028
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$55,000
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
TID number	$0
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	$0
Other expenditures	
Name	$0
Total Expenditures	**$112,158**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-195,571**
Future costs	**$752,083**
Future revenue	**$1,049,960**
Surplus or deficit	**$102,306**

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)
003	$0	$0	$0	$0
004	$0	$0	$-2,600	$-2,600
005	$0	$0	$0	$0
006	$648,000	$0	$-100	$647,900
Total	**$648,000**	**$0**	**$-2,700**	**$645,300**

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
003	$0	$338,628,100	0.00	$1,163,339	$0
004	$-2,600	$338,628,100	0.00	$1,163,339	$0
005	$0	$338,628,100	0.00	$1,163,339	$0
006	$647,900	$338,628,100	0.19	$1,163,339	$2,210
Total	**$645,300**	**$338,628,100**	**0.19**	**$1,163,339**	**$2,210**

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
2023	003	$0	$291,437,100	0.00	$1,114,610	$0
2023	004	$10,150,000	$291,437,100	3.48	$1,114,610	$38,788
2023	005	$46,800	$291,437,100	0.02	$1,114,610	$223
2023	006	$249,200	$291,437,100	0.09	$1,114,610	$1,003
2023	**Total**	**$10,446,000**	**$291,437,100**	**3.59**	**$1,114,610**	**$40,014**

Section 7 – Contact Information

Contact name	Contact title
JANE BOOTH	**Clerk-Treasurer**
Contact email	Contact phone
clerktreas@vohortonville.com	**(920) 779-6011**

November 20, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Hortonville, Wisconsin

Tax Incremental District No. 4

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Village of Hortonville, Wisconsin
Tax Incremental District No. 4

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Incremental District No. 4 ("District") was created on March 2, 2017 as a Mixed-Use District. On June 3, 2021, the TID was amended to add project costs, add industrial land and subtract newly platted residential land. The amendment allowed the Village to make room for new development within the TID. The TID was amended in 2024 again to incorporate increment sharing from TID 4 to TID 5.

The TID has an expenditure period that ends on March 2, 2032 and has a mandatory termination date of March 2, 2038.

Background Data:

Base Value	$4,288,600
Incremental Value (as of January 1, 2025)	$14,749,400
Year End Fund Balance (2024)	$(111,762)
Projected Closure (based on current cash flow*)	2038

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on the cash flow projections - with planned donations to TID 5.

Notes:

- The Village entered into a developer agreement incentive to construct multi-family residential development. The incentive of $500,000 was paid out in two installments. As of 1/1/25, the development has added $10.8 million in new value.

- In 2025, the TID is funding an Industrial Park Water Survey.

- In 2026, the Village is looking to issue debt to fund the $282K Bridge Replacement & Aesthetics project. This financing is shown in the cashflow.

- In 2027 and 2028, the Village is potentially planning to issue debt to fund the $397K West Segment of the STH 15 project, and half of the $300K Givens Road project. This is shown in the cashflow as financed by the 2027 GO Notes.

Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	4,288,600
District Creation Date	March 2, 2017		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2017	Apply to Base Value	**No**
Max Life (Years)	20		Base Tax Rate	$14.69
Expenditure Period/Termination	15	3/2/2032	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2038		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2017	373,400	2018	0	373,400	2019	$23.04	**8,604**
2	2018	919,800	2019	0	1,293,200	2020	$20.89	**27,017**
3	2019	1,550,500	2020	0	2,843,700	2021	$20.48	**58,226**
4	2020	764,100	2021	0	3,607,800	2022	$19.70	**71,066**
5	2021	1,983,200	2022	0	5,591,000	2023	$17.03	**95,190**
6	2022	10,523,600	2023	0	16,114,600	2024	$15.45	**248,936**
7	2023	2,321,300	2024	0	18,435,900	2025	$14.69	**270,823**
8	2024	-3,686,500	2025	0	14,749,400	2026	$14.69	**216,669**
9	2025	0	2026	0	14,749,400	2027	$14.69	**216,669**
10	2026	0	2027	0	14,749,400	2028	$14.69	**216,669**
11	2027	0	2028	0	14,749,400	2029	$14.69	**216,669**
12	2028	0	2029	0	14,749,400	2030	$14.69	**216,669**
13	2029	0	2030	0	14,749,400	2031	$14.69	**216,669**
14	2030	0	2031	0	14,749,400	2032	$14.69	**216,669**
15	2031	0	2032	0	14,749,400	2033	$14.69	**216,669**
16	2032	0	2033	0	14,749,400	2034	$14.69	**216,669**
17	2033	0	2034	0	14,749,400	2035	$14.69	**216,669**
18	2034	0	2035	0	14,749,400	2036	$14.69	**216,669**
19	2035	0	2036	0	14,749,400	2037	$14.69	**216,669**
20	2036	0	2037	0	14,749,400	2038	$14.69	**216,669**
Totals		**14,749,400**		**0**	**Future Value of Increment**			**3,596,559**

Notes:

1) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Last year of actuals

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Village of Hortonville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection - No Donations

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Personal Property Aid	Long-Term Debt	**Total Revenues**	Projected Expenditures: GO Note - Swiderski $250,000 Issue Total	GO Note - Swiderski $250,000 Issue Total	2022 G.O. Promissory $91,667 Issue Total	2026 GO Promissory Note[2] $295,000 Dated Date: 06/01/26 Principal	Est. Rate	Interest	2026 GO Promissory $295,000 Issue Total	2027 GONs $570,000 Dated Date: 06/01/27 Principal	Est. Rate	Interest	2027 GONs $570,000 Issue Total	Total Debt Service	MRO #1 **Cottages on Main** $0	Capital	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023	95,190			91,667	**186,857**	40,231	7,813	40,776				0				0	88,820	17,976			7,350	**114,146**	72,711	(170,617)	826,405	2023
2024	248,936				**248,936**	59,219	42,266	39,632				0				0	141,116	17,976			30,989	**190,081**	58,855	(111,762)	681,753	2024
2025	270,823		1,654		**272,477**	53,038	60,859	8,369				0				0	122,266	17,976	25,000		7,500	**172,742**	99,736	(12,027)	520,225	2025
2026	216,669		1,654	295,000	**513,323**	56,856	54,219	8,954				0				0	120,029	17,976	282,653	13,708	7,500	**441,866**	71,458	59,431	684,527	2026
2027	216,669		1,654	570,000	**788,323**	55,619	57,578	0	0	3.25%	14,524	14,524	35,000	3.25%	28,721	63,721	191,442	17,976	547,018	24,377	7,500	**788,313**	11	59,441	547,834	2027
2028	216,669		1,654		**218,323**	0	55,859	0	50,000	3.25%	9,440	59,440	45,000	3.35%	18,784	63,784	179,083	17,976			7,500	**204,559**	13,764	73,206	424,858	2028
2029	216,669		1,654		**218,323**	0	0	0	35,000	3.35%	8,041	43,041	55,000	3.40%	17,095	72,095	115,136	17,976			7,500	**140,612**	77,711	150,917	371,882	2029
2030	216,669		1,654		**218,323**	0	0	0	35,000	3.40%	6,860	41,860	55,000	3.45%	15,211	70,211	112,071	17,976			7,500	**137,547**	80,776	231,693	318,906	2030
2031	216,669		1,654		**218,323**	0	0	0	35,000	3.45%	5,661	40,661	55,000	3.50%	13,300	68,300	108,961	17,976			7,500	**134,437**	**83,886**	**315,579**	**265,930**	**2031**
2032	216,669		1,654		**218,323**	0	0	0	35,000	3.50%	4,445	39,445	55,000	3.55%	11,361	66,361	105,806	17,976			7,500	**131,282**	87,041	402,621	212,954	2032
2033	216,669		1,654		**218,323**	0	0	0	35,000	3.55%	3,211	38,211	55,000	3.65%	9,381	64,381	102,593	17,976			7,500	**128,069**	90,255	492,875	159,978	2033
2034	216,669		1,654		**218,323**	0	0	0	35,000	3.65%	1,951	36,951	55,000	3.75%	7,346	62,346	99,298	17,976			7,500	**124,774**	93,550	586,425	107,002	2034
2035	216,669		1,654		**218,323**	0	0	0	35,000	3.75%	656	35,656	55,000	3.85%	5,256	60,256	95,913	17,976			7,500	**121,389**	96,935	683,360	54,026	2035
2036	216,669		1,654		**218,323**	0	0	0	0	3.85%	0	0	55,000	3.95%	3,111	58,111	58,111	17,976			7,500	**83,587**	134,736	818,097	36,050	2036
2037	216,669		1,654		**218,323**	0	0	0	0	3.95%	0	0	50,000	4.05%	1,013	51,013	51,013	17,975			7,500	**76,488**	141,836	959,933	18,075	2037
2038	216,669		1,654		**218,323**	0	0	0	0	4.05%	0	0	0	4.15%	0	0	0	18,075			10,000	**28,075**	190,248	1,150,181	0	2038
Total (2025 - 2038)	**3,087,520**	**0**	**23,162**	**865,000**	**3,975,682**	**165,513**	**228,516**	**17,323**	**295,000**		**54,791**	**349,791**	**570,000**		**130,580**	**700,580**	**1,461,721**	**251,762**	**854,671**	**38,085**	**107,500**	**2,713,739**				**Total (2025 - 2038)**

Notes:

agrees to 2024 audit

1.) Capital in 2025 is for Industrial Park Water Survey

2.) 2026 GO Note is to fund Bridge Replacement & Aesthetics.

3.) 2027 GO Note is to fund West Segment of STH 15 project, and portion of Givens Road.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

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PUBLIC FINANCE ADVISORS

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection - With Donations

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Personal Property Aid	Long-Term Debt	Total Revenues	Projected Expenditures: GO Note - Swiderski $250,000 Issue Total	GO Note - Swiderski $250,000 Issue Total	2022 G.O. Promissory $91,667 Issue Total	2026 GO Promissory Note[2] $295,000 Dated Date: 06/15/26 Principal	Est. Rate	Interest	2026 GO Promissory $295,000 Issue Total
2023	95,190			91,667	**186,857**	40,231	7,813	40,776				0
2024	248,936				**248,936**	59,219	42,266	39,632				0
2025	270,823		1,654		**272,477**	53,038	60,859	8,369				0
2026	216,669		1,654	295,000	**513,323**	56,856	54,219	8,954				0
2027	216,669		1,654	570,000	**788,323**	55,619	57,578	0	0	3.25%	14,524	14,524
2028	216,669		1,654		**218,323**	0	55,859	0	50,000	3.25%	9,440	59,440
2029	216,669		1,654		**218,323**	0	0	0	35,000	3.35%	8,041	43,041
2030	216,669		1,654		**218,323**	0	0	0	35,000	3.40%	6,860	41,860
2031	216,669		1,654		**218,323**	0	0	0	35,000	3.45%	5,661	40,661
2032	216,669		1,654		**218,323**	0	0	0	35,000	3.50%	4,445	39,445
2033	216,669		1,654		**218,323**	0	0	0	35,000	3.55%	3,211	38,211
2034	216,669		1,654		**218,323**	0	0	0	35,000	3.65%	1,951	36,951
2035	216,669		1,654		**218,323**	0	0	0	35,000	3.75%	656	35,656
2036	216,669		1,654		**218,323**	0	0	0	0	3.85%	0	0
2037	216,669		1,654		**218,323**	0	0	0	0	3.95%	0	0
2038	216,669		1,654		**218,323**	0	0	0	0	4.05%	0	0
Total (2025 - 2038)	**3,087,520**	**0**	**23,162**	**865,000**	**3,975,682**	**165,513**	**228,516**	**17,323**	**295,000**		**54,791**	**349,791**

Year	2027 GONs $570,000 Dated Date: 06/01/27 Principal	Est. Rate	Interest	2027 GONs $570,000 Issue Total	Total Debt Service	MRO #1 2024 **Cottages on Main** $364,582	Donations to TID No. 5	Capital	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023				0	88,820	17,976				7,350	**114,146**	72,711	(170,617)	826,405	2023
2024				0	141,116	17,976				30,989	**190,081**	58,855	(111,762)	681,753	2024
2025				0	122,266	17,976		25,000		7,500	**172,742**	99,735	(12,027)	520,225	2025
2026				0	120,029	17,976		282,653	13,708	7,500	**441,866**	71,458	59,431	684,527	2026
2027	35,000	3.25%	28,721	63,721	191,442	17,976		547,018	24,377	7,500	**788,313**	11	59,442	547,834	2027
2028	45,000	3.35%	18,784	63,784	179,083	17,976	13,000			7,500	**217,559**	764	60,206	424,858	2028
2029	55,000	3.40%	17,095	72,095	115,136	17,976	77,000			7,500	**217,612**	711	60,918	371,882	2029
2030	55,000	3.45%	15,211	70,211	112,071	17,976	80,000			7,500	**217,547**	776	61,694	318,906	2030
2031	55,000	3.50%	13,300	68,300	108,961	17,976	83,000			7,500	**217,437**	886	62,580	265,930	2031
2032	55,000	3.55%	11,361	66,361	105,806	17,976	86,000			7,500	**217,282**	1,041	63,622	212,954	2032
2033	55,000	3.65%	9,381	64,381	102,593	17,976	90,000			7,500	**218,069**	254	63,876	159,978	2033
2034	55,000	3.75%	7,346	62,346	99,298	17,976	93,000			7,500	**217,774**	549	64,426	107,002	2034
2035	55,000	3.85%	5,256	60,256	95,913	17,976	110,000			7,500	**231,389**	(13,066)	51,360	54,026	2035
2036	55,000	3.95%	3,111	58,111	58,111	17,976	155,000			7,500	**238,587**	(20,264)	31,097	36,050	2036
2037	50,000	4.05%	1,013	51,013	51,013	17,975	155,000			7,500	**231,488**	(13,165)	17,932	18,075	2037
2038	0	4.15%	0	0	0	18,075	205,000			10,000	**233,075**	**(14,752)**	**3,181**	**0**	**2038**
Total (2025 - 2038)	**570,000**		**130,580**	**700,580**	**1,461,722**	**251,762**	**1,147,000**	**854,671**	**38,085**	**107,500**	**3,860,740**				**Total (2025 - 2038)**

Notes:

- agrees to 2024 audit

1.) Capital in 2025 is for Industrial Park Water Survey

2.) 2026 GO Note is to fund Bridge Replacement & Aesthetics.

3.) 2027 GO Note is to fund West Segment of STH 15 project, and portion of Givens Road.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
44136	**HORTONVILLE**		**OUTAGAMIE**	**07/01/2025**	**ORIGINAL**
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
004	**6**	**TID 4**	**03/02/2017**	**03/02/2038**	**N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-170,617**

Section 3 – Revenue	Amount
Tax increment	$248,936
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)	**$248,936**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$7,004
Professional services	$23,835
Interest and fiscal charges	$12,564
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$128,552
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Cottages on Main	$17,976
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$190,081**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-111,762**
Future costs	**$4,167,567**
Future revenue	**$4,383,519**
Surplus or deficit	**$104,190**

Form PE-300	# TID Annual Report	2024 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)
003	$0	$0	$0	$0
004	$0	$0	$-2,600	$-2,600
005	$0	$0	$0	$0
006	$648,000	$0	$-100	$647,900
Total	**$648,000**	**$0**	**$-2,700**	**$645,300**

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
003	$0	$338,628,100	0.00	$1,163,339	$0
004	$-2,600	$338,628,100	0.00	$1,163,339	$0
005	$0	$338,628,100	0.00	$1,163,339	$0
006	$647,900	$338,628,100	0.19	$1,163,339	$2,210
Total	**$645,300**	**$338,628,100**	**0.19**	**$1,163,339**	**$2,210**

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
2023	003	$0	$291,437,100	0.00	$1,114,610	$0
2023	004	$10,150,000	$291,437,100	3.48	$1,114,610	$38,788
2023	005	$46,800	$291,437,100	0.02	$1,114,610	$223
2023	006	$249,200	$291,437,100	0.09	$1,114,610	$1,003
2023	**Total**	**$10,446,000**	**$291,437,100**	**3.59**	**$1,114,610**	**$40,014**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 7 – Contact Information	
Contact name **JANE BOOTH**	Contact title **Clerk-Treasurer**
Contact email **clerktreas@vohortonville.com**	Contact phone **(920) 779-6011**

November 20, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Hortonville, Wisconsin

Tax Incremental District No. 5

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Village of Hortonville, Wisconsin
Tax Incremental District No. 5

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Incremental District No. 5 ("District") was created on March 2, 2017 as a Blighted Area District.

The TID has an expenditure period that ends on March 2, 2039 and has a mandatory termination date of March 2, 2045.

The TID was amended in 2024 to expand eligible project costs and to incorporate increment sharing from TID 4 to TID 5.

Background Data:

Base Value	$520,300
Incremental Value (as of January 1, 2025)	$213,500
Year End Fund Balance (2024)	($21,503)
Projected Closure (based on current cash flow*)	2045

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes:

- No new construction is expected within the TID at this time.
- In 2025, the TID is funding a $50K Grant project for business owners to update their facades. The Village received a grant from the state which required the Village to match half the amount provided. The Village anticipates adding $650K in projects to the downtown area as a result of this initiative.

- In 2026, the Village will issue debt to fund the downtown improvement project, which includes expanding sidewalks, installing new lighting, upgrading stormwater infrastructure, and enhancing Memorial Square — all aimed at improving the pedestrian experience and supporting downtown revitalization efforts.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	520,300
District Creation Date	March 2, 2017	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2017	Apply to Base Value	**No**
Max Life (Years)	27	Base Tax Rate	$14.69
Expenditure Period/Termination	22 / 3/2/2039	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 / 2045		
Extension Eligibility/Years	Yes / 3		
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2017	-30,600	2018	0	-30,600	2019	$23.04	**0**
2	2018	26,300	2019	0	-4,300	2020	$20.89	**0**
3	2019	14,000	2020	0	9,700	2021	$20.48	**199**
4	2020	17,600	2021	0	27,300	2022	$19.70	**538**
5	2021	64,400	2022	0	91,700	2023	$17.03	**1,561**
6	2022	54,600	2023	0	146,300	2024	$15.45	**2,260**
7	2023	69,000	2024	0	215,300	2025	$14.69	**3,163**
8	2024	-1,800	2025	0	213,500	2026	$14.69	**3,136**
9	2025	0	2026	0	213,500	2027	$14.69	**3,136**
10	2026	0	2027	0	213,500	2028	$14.69	**3,136**
11	2027	0	2028	0	213,500	2029	$14.69	**3,136**
12	2028	0	2029	0	213,500	2030	$14.69	**3,136**
13	2029	0	2030	0	213,500	2031	$14.69	**3,136**
14	2030	0	2031	0	213,500	2032	$14.69	**3,136**
15	2031	0	2032	0	213,500	2033	$14.69	**3,136**
16	2032	0	2033	0	213,500	2034	$14.69	**3,136**
17	2033	0	2034	0	213,500	2035	$14.69	**3,136**
18	2034	0	2035	0	213,500	2036	$14.69	**3,136**
19	2035	0	2036	0	213,500	2037	$14.69	**3,136**
20	2036	0	2037	0	213,500	2038	$14.69	**3,136**
21	2037	0	2038	0	213,500	2039	$14.69	**3,136**
22	2038	0	2039	0	213,500	2040	$14.69	**3,136**
23	2039	0	2040	0	213,500	2041	$14.69	**3,136**
24	2040	0	2041	0	213,500	2042	$14.69	**3,136**
25	2041	0	2042	0	213,500	2043	$14.69	**3,136**
26	2042	0	2043	0	213,500	2044	$14.69	**3,136**
27	2043	0	2044	0	213,500	2045	$14.69	**3,136**
Totals		**213,500**		**0**			**Future Value of Increment**	**70,441**

Notes:

1) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Last year of actuals

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Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - No Increment Sharing From TID No. 4

	Projected Revenues					Projected Expenditures													Balances			
Year	Tax Increments	Interest Earnings	Personal Property Aid	Debt Proceeds	**Total Revenues**	2026 G.O. Promissory Note[1] $1,210,000 Dated Date: 06/01/26 Principal	Est. Rate	Interest	2026 GONs $1,210,000 Issue Total	2027 GONs[2] $780,000 Dated Date: 06/01/27 Principal	Est. Rate	Interest	2027 GONs $780,000 Issue Total	Total Debt Service	Capital	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561				**1,561**				0				0	0			2,992	**2,992**	(1,431)	(22,510)	0	2023
2024	2,260				**2,260**				0				0	0			1,254	**1,254**	1,006	(21,503)	0	2024
2025	3,163		179		**3,342**				0				0	0	50,000		5,000	**55,000**	(51,658)	(73,161)	0	2025
2026	3,136		179	1,210,000	**1,213,315**				0				0	0	1,160,228	56,226	5,000	**1,221,454**	(8,139)	(81,300)	1,210,000	2026
2027	3,136		179	780,000	**783,315**	0	3.25%	69,438	69,438	0	0.00%	0	0	69,438	750,000	33,358	5,000	**857,796**	(74,481)	(155,781)	1,210,000	2027
2028	3,136		179		**3,315**	0	3.25%	49,015	49,015	50,000	3.25%	39,127	89,127	138,142			5,000	**143,142**	(139,827)	(295,608)	1,210,000	2028
2029	3,136		179		**3,315**	40,000	3.35%	48,345	88,345	60,000	3.35%	25,563	85,563	173,908			5,000	**178,908**	(175,593)	(471,200)	1,170,000	2029
2030	3,136		179		**3,315**	40,000	3.40%	46,995	86,995	65,000	3.40%	23,453	88,453	175,448			5,000	**180,448**	(177,133)	(648,333)	1,130,000	2030
2031	3,136		179		**3,315**	45,000	3.45%	45,539	90,539	70,000	3.45%	21,140	91,140	181,679			5,000	**186,679**	(183,364)	(831,696)	1,085,000	2031
2032	3,136		179		**3,315**	50,000	3.50%	43,888	93,888	80,000	3.50%	18,533	98,533	192,420			5,000	**197,420**	(194,105)	(1,025,801)	1,035,000	2032
2033	3,136		179		**3,315**	60,000	3.55%	41,948	101,948	80,000	3.55%	15,713	95,713	197,660			5,000	**202,660**	(199,345)	(1,225,146)	975,000	2033
2034	3,136		179		**3,315**	65,000	3.65%	39,696	104,696	85,000	3.65%	12,741	97,741	202,438			5,000	**207,438**	(204,123)	(1,429,269)	910,000	2034
2035	3,136		179		**3,315**	70,000	3.75%	37,198	107,198	85,000	3.75%	9,596	94,596	201,794			5,000	**206,794**	(203,479)	(1,632,748)	840,000	2035
2036	3,136		179		**3,315**	75,000	3.85%	34,441	109,441	95,000	3.85%	6,174	101,174	210,615			5,000	**215,615**	(212,300)	(1,845,048)	765,000	2036
2037	3,136		179		**3,315**	155,000	3.95%	29,936	184,936	110,000	3.95%	2,173	112,173	297,109			5,000	**302,109**	(298,794)	(2,143,841)	610,000	2037
2038	3,136		179		**3,315**	75,000	4.05%	25,356	100,356	0	4.05%	0	0	100,356			5,000	**105,356**	(102,041)	(2,245,883)	535,000	2038
2039	3,136		179		**3,315**	75,000	4.15%	22,281	97,281	0	4.15%	0	0	97,281			5,000	**102,281**	(98,966)	(2,344,849)	460,000	2039
2040	3,136		179		**3,315**	75,000	4.25%	19,131	94,131	0	4.25%	0	0	94,131			5,000	**99,131**	(95,816)	(2,440,665)	385,000	2040
2041	3,136		179		**3,315**	75,000	4.35%	15,906	90,906	0	4.35%	0	0	90,906			5,000	**95,906**	(92,591)	(2,533,256)	310,000	2041
2042	3,136		179		**3,315**	75,000	4.45%	12,606	87,606	0	4.45%	0	0	87,606			5,000	**92,606**	(89,291)	(2,622,548)	235,000	2042
2043	3,136		179		**3,315**	75,000	4.55%	9,231	84,231	0	4.55%	0	0	84,231			5,000	**89,231**	(85,916)	(2,708,464)	160,000	2043
2044	3,136		179		**3,315**	75,000	4.65%	5,781	80,781	0	4.65%	0	0	80,781			5,000	**85,781**	(82,466)	(2,790,930)	85,000	2044
2045	3,136		179		**3,315**	85,000	4.75%	2,019	87,019	0	4.75%	0	0	87,019			7,500	**94,519**	(91,204)	(2,882,134)	0	2045
Total (2025 - 2045)	**65,883**	**0**	**3,759**	**1,990,000**	**2,059,642**	**1,210,000**		**598,750**	**1,808,750**	**780,000**		**174,211**	**954,211**	**2,762,961**	**1,960,228**	**89,583**	**107,500**	**4,920,273**				**Total (2025 - 2045)**

Notes:

(agrees to 2024 audit)

1) 2026 G.O. Promissory Note funds Downtown, Street Lights, Memorial Square, and Pine Street projects

2) 2027 GO Promissory Note funds Downtown Trail, Park Trail, and Parking Lot.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - Increment Sharing From TID No. 4

	Projected Revenues						Projected Expenditures													Balances			
							2026 G.O. Promissory Note[1] $1,210,000 Dated Date: 06/01/26				2027 GONs[2] $780,000 Dated Date: 06/01/27												
Year	Tax Increments	Interest Earnings	Personal Property Aid	Debt Proceeds	TID 4 Increment Sharing	**Total Revenues**	Principal	Est. Rate	Interest	2026 GONs $1,210,000 Issue Total	Principal	Est. Rate	Interest	2027 GONs $780,000 Issue Total	Total Debt Service	Capital	Financing Costs	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561					**1,561**				0				0	0			2,992	**2,992**	(1,431)	(22,509)	0	2023
2024	2,260					**2,260**				0				0	0			1,252	**1,254**	1,006	(21,503)	0	2024
2025	3,163		179			**3,342**				0				0	0	50,000		5,000	**55,000**	(51,658)	(73,161)	0	2025
2026	3,136		179	1,210,000		**1,213,315**				0				0	0	1,160,228	56,226	5,000	**1,221,454**	(8,139)	(81,300)	1,210,000	2026
2027	3,136		179	780,000	0	**783,315**	0	3.25%	69,438	69,438	0	0.00%	0	0	69,438	750,000	33,358	5,000	**857,796**	(74,481)	(155,781)	1,210,000	2027
2028	3,136		179		13,000	**16,315**	0	3.25%	49,015	49,015	50,000	3.25%	39,127	89,127	138,142			5,000	**143,142**	(126,827)	(282,607)	1,210,000	2028
2029	3,136		179		77,000	**80,315**	40,000	3.35%	48,345	88,345	60,000	3.35%	25,563	85,563	173,908			5,000	**178,908**	(98,592)	(381,200)	1,170,000	2029
2030	3,136		179		80,000	**83,315**	40,000	3.40%	46,995	86,995	65,000	3.40%	23,453	88,453	175,448			5,000	**180,448**	(97,132)	(478,332)	1,130,000	2030
2031	3,136		179		83,000	**86,315**	45,000	3.45%	45,539	90,539	70,000	3.45%	21,140	91,140	181,679			5,000	**186,679**	(100,364)	(578,696)	1,085,000	2031
2032	3,136		179		86,000	**89,315**	50,000	3.50%	43,888	93,888	80,000	3.50%	18,533	98,533	192,420			5,000	**197,420**	(108,105)	(686,801)	1,035,000	2032
2033	3,136		179		90,000	**93,315**	60,000	3.55%	41,948	101,948	80,000	3.55%	15,713	95,713	197,660			5,000	**202,660**	(109,345)	(796,146)	975,000	2033
2034	3,136		179		93,000	**96,315**	65,000	3.65%	39,696	104,696	85,000	3.65%	12,741	97,741	202,438			5,000	**207,438**	(111,122)	(907,269)	910,000	2034
2035	3,136		179		110,000	**113,315**	70,000	3.75%	37,198	107,198	85,000	3.75%	9,596	94,596	201,794			5,000	**206,794**	(93,479)	(1,000,747)	840,000	2035
2036	3,136		179		155,000	**158,315**	75,000	3.85%	34,441	109,441	95,000	3.85%	6,174	101,174	210,615			5,000	**215,615**	(57,300)	(1,058,047)	765,000	2036
2037	3,136		179		155,000	**158,315**	155,000	3.95%	29,936	184,936	110,000	3.95%	2,173	112,173	297,109			5,000	**302,109**	(143,794)	(1,201,841)	610,000	2037
2038	3,136		179		205,000	**208,315**	75,000	4.05%	25,356	100,356	0	4.05%	0	0	100,356			15,000	**115,356**	92,959	(1,108,882)	535,000	2038
2039	3,136		179			**3,315**	75,000	4.15%	22,281	97,281	0	4.15%	0	0	97,281				**97,281**	(93,966)	(1,202,849)	460,000	2039
2040	3,136		179			**3,315**	75,000	4.25%	19,131	94,131	0	4.25%	0	0	94,131				**94,131**	(90,816)	(1,293,665)	385,000	2040
2041	3,136		179			**3,315**	75,000	4.35%	15,906	90,906	0	4.35%	0	0	90,906				**90,906**	(87,591)	(1,381,256)	310,000	2041
2042	3,136		179			**3,315**	75,000	4.45%	12,606	87,606	0	4.45%	0	0	87,606				**87,606**	(84,291)	(1,465,547)	235,000	2042
2043	3,136		179			**3,315**	75,000	4.55%	9,231	84,231	0	4.55%	0	0	84,231				**84,231**	(80,916)	(1,546,464)	160,000	2043
2044	3,136		179			**3,315**	75,000	4.65%	5,781	80,781	0	4.65%	0	0	80,781				**80,781**	(77,466)	(1,623,930)	85,000	2044
2045	3,136		179			**3,315**	85,000	4.75%	2,019	87,019	0	4.75%	0	0	87,019				**87,019**	(83,704)	(1,707,634)	0	2045
Total (2025 - 2045)	**65,883**	**0**	**3,759**	**1,990,000**	**1,147,000**	**3,206,642**	**1,210,000**		**598,750**	**1,808,750**	**780,000**		**174,211**	**954,211**	**2,762,961**	**1,960,228**	**89,583**	**80,000**	**4,892,773**				**Total (2025 - 2045)**

Notes:

(agrees to 2024 audit)

1) 2026 G.O. Promissory Note funds Downtown, Street Lights, Memorial Square, and Pine Street projects

2) 2027 GO Promissory Note funds Downtown Trail, Park Trail, and Parking Lot.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **44136**	Municipality **HORTONVILLE**		County **OUTAGAMIE**	Due date **07/01/2025**	Report type **AMENDED**
TID number **005**	TID type **2**	TID name **TID 5**	Creation date **03/02/2017**	Mandatory termination date **03/02/2045**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-22,509**

Section 3 – Revenue	Amount
Tax increment	$2,260
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)	**$2,260**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$68
Professional services	$1,034
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	**$1,252**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-21,501**
Future costs	**$3,161,347**
Future revenue	**$3,191,768**
Surplus or deficit	**$8,920**

Form PE-300	TID Annual Report	2024 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)
003	$0	$0	$0	$0
004	$0	$0	$-2,600	$-2,600
005	$0	$0	$0	$0
006	$648,000	$0	$-100	$647,900
Total	**$648,000**	**$0**	**$-2,700**	**$645,300**

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
003	$0	$338,628,100	0.00	$1,163,339	$0
004	$-2,600	$338,628,100	0.00	$1,163,339	$0
005	$0	$338,628,100	0.00	$1,163,339	$0
006	$647,900	$338,628,100	0.19	$1,163,339	$2,210
Total	**$645,300**	**$338,628,100**	**0.19**	**$1,163,339**	**$2,210**

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
2023	003	$0	$291,437,100	0.00	$1,114,610	$0
2023	004	$10,150,000	$291,437,100	3.48	$1,114,610	$38,788
2023	005	$46,800	$291,437,100	0.02	$1,114,610	$223
2023	006	$249,200	$291,437,100	0.09	$1,114,610	$1,003
2023	**Total**	**$10,446,000**	**$291,437,100**	**3.59**	**$1,114,610**	**$40,014**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 7 – Contact Information

Contact name **JANE BOOTH**	Contact title **Clerk-Treasurer**
Contact email **clerktreas@vohortonville.com**	Contact phone **(920) 779-6011**

November 20, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Hortonville, Wisconsin

Tax Incremental District No. 6

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Hortonville, Wisconsin
Tax Incremental District No. 6

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Incremental District No. 6 ("District") was created on September 22, 2022 as Mixed-Use District. The TID has not been previously amended.

The TID has an expenditure period that ends on September 22, 2037 and has a mandatory termination date of September 22, 2042.

Background Data:

Base Value	$5,928,500
Incremental Value (as of January 1, 2025)	$2,134,000
Year End Fund Balance (2024)	$9,255
Projected Closure (based on current cash flow*)	2042

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes:

A contract has been signed between the Village and a developer for the construction of 32 new single-family homes on the parcel located just north of the bypass. The project has begun in 2025 and is expected to be completed by 2027. The developer will receive 65% of the revenue generated from improvements, while the Village will be responsible for extending water and sewer services, urbanizing the south side of Grandview Road, and purchasing 5 acres of the property at cost, which contains the majority of Ledge Rock.

In 2025, the Village issued $215K in GO Notes for the Terrace Manor project.

The Village is planning to issue debt in 2026 to fund the $200K Alonzo Park Entrance project, to be repaid by TID 6.

In 2027, The Village is beginning a $582K project on the East segment of STH 15, which overlaps with TID 3. Both TIDs will pay towards this project.

In 2027, the Village may also begin the $200K Park Pavillion Upgrade project, shown in the cashflow as being financed with the 2027 GO Notes.

Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Village of Hortonville, Wisconsin

Tax Increment District No. 6

Development Assumptions

Construction Year		Actual	Subdivsion Improvements[1]	Subdivsion Land[2]	Annual Total	Construction Year	
			Total Value				
			$ 10,240,000				
Estimated Value per Home			$320,000				
Previous Years		2,134,000					
1	2022	1,044,400			**1,044,400**	2022	1
2	2023	1,461,400			**1,461,400**	2023	2
3	2024	(371,800)			**(371,800)**	2024	3
4	2025		6,656,000	840,000	**7,496,000**	2025	4
5	2026		1,792,000		**1,792,000**	2026	5
6	2027		1,792,000		**1,792,000**	2027	6
7	2028				**0**	2028	7
8	2029				**0**	2029	8
9	2030				**0**	2030	9
10	2031				**0**	2031	10
11	2032				**0**	2032	11
12	2033				**0**	2033	12
13	2034				**0**	2034	13
14	2035				**0**	2035	14
15	2036				**0**	2036	15
16	2037				**0**	2037	16
17	2038				**0**	2038	17
18	2039				**0**	2039	18
19	2040				**0**	2040	19
20	2041				**0**	2041	20
	Totals	**2,134,000**	**10,240,000**	**840,000**	**13,214,000**		

Notes:

1.) 32 homes planned for subdivision. 65% will be done in 2025, the remaining 35% will be completed between 2026 and 2027.

2.) Value of the land is not included in calculation of Developer Incentive for Subdivision development.

EHLERS PUBLIC FINANCE ADVISORS

Village of Hortonville, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District	Mixed Use		
District Creation Date	September 22, 2022		
Valuation Date	Jan 1,	2022	
Max Life (Years)	20		
Expenditure Period/Termination	15	9/22/2037	
Revenue Periods/Final Year	20	2043	
Extension Eligibility/Years	Yes	3	
Eligible Recipient District	No		

Base Value	5,928,500
Economic Change Factor	0.00%
Apply to Base Value	**No**
Base Tax Rate	$14.69
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2022	1,044,400	2023	0	1,044,400	2024	$15.45	**16,134**
2	2023	1,461,400	2024	0	2,505,800	2025	$14.69	**36,810**
3	2024	-371,800	2025	0	2,134,000	2026	$14.69	**31,348**
4	2025	7,496,000	2026	0	9,630,000	2027	$14.69	**141,465**
5	2026	1,792,000	2027	0	11,422,000	2028	$14.69	**167,789**
6	2027	1,792,000	2028	0	13,214,000	2029	$14.69	**194,114**
7	2028	0	2029	0	13,214,000	2030	$14.69	**194,114**
8	2029	0	2030	0	13,214,000	2031	$14.69	**194,114**
9	2030	0	2031	0	13,214,000	2032	$14.69	**194,114**
10	2031	0	2032	0	13,214,000	2033	$14.69	**194,114**
11	2032	0	2033	0	13,214,000	2034	$14.69	**194,114**
12	2033	0	2034	0	13,214,000	2035	$14.69	**194,114**
13	2034	0	2035	0	13,214,000	2036	$14.69	**194,114**
14	2035	0	2036	0	13,214,000	2037	$14.69	**194,114**
15	2036	0	2037	0	13,214,000	2038	$14.69	**194,114**
16	2037	0	2038	0	13,214,000	2039	$14.69	**194,114**
17	2038	0	2039	0	13,214,000	2040	$14.69	**194,114**
18	2039	0	2040	0	13,214,000	2041	$14.69	**194,114**
19	2040	0	2041	0	13,214,000	2042	$14.69	**194,114**
20	2041	0	2042	0	13,214,000	2043	$14.69	**194,114**
Totals		**13,214,000**		**0**	**Future Value of Increment**			**3,305,256**

EHLERS PUBLIC FINANCE ADVISORS

Village of Hortonville, Wisconsin

Tax Increment District No. 6

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Personal Property Aid	Long-Term Debt	Total Revenues	Projected Expenditures: G.O. Promissory Note 66,667 Dated Date: 11/04/22 Principal	Est. Rate	Interest	G.O. Promissory Note $66,667 Issue Total	GO Prom Note 2025 212 Bank Note[1] $215,007 Dated Date: 10/3/2025 Principal	Est. Rate	Interest	2026 G.O. Promissory Note $215,007 Issue Total
2022	0				**0**				0				0
2023	0			66,667	**66,667**	0	5.00%	2,983	2,983				0
2024	16,134				**16,134**	0	5.00%	4,200	4,200				0
2025	36,810		4,324		**41,134**	34,031	5.00%	2,560	36,591	2,696	5.50%	1,970	4,667
2026	31,348		4,324	210,000	**245,672**	32,636	5.00%	890	33,526	16,742	5.50%	11,258	28,001
2027	141,465		4,324	530,000	**675,789**				0	17,687	5.50%	10,314	28,001
2028	167,789		4,324		**172,113**				0	18,657	5.50%	9,344	28,001
2029	194,114		4,324		**198,438**				0	19,737	5.50%	8,264	28,001
2030	194,114		4,324		**198,438**				0	20,850	5.50%	7,151	28,001
2031	194,114		4,324		**198,438**				0	22,026	5.50%	5,974	28,001
2032	194,114		4,324		**198,438**				0	23,254	5.50%	4,747	28,001
2033	194,114		4,324		**198,438**				0	24,580	5.50%	3,420	28,001
2034	194,114		4,324		**198,438**				0	25,967	5.50%	2,034	28,001
2035	194,114		4,324		**198,438**				0	22,810	5.50%	579	23,389
2036	194,114		4,324		**198,438**				0				0
2037	194,114		4,324		**198,438**				0				0
2038	194,114		4,324		**198,438**				0				0
2039	194,114		4,324		**198,438**				0				0
2040	194,114		4,324		**198,438**				0				0
2041	194,114		4,324		**198,438**				0				0
2042	194,114		4,324		**198,438**				0				0
2043	194,114		4,324		**198,438**				0				0
Totals (2025 - 2043)	**3,289,122**	**0**	**60,536**	**740,000**	**4,111,278**	**66,667**		**3,450**	**70,117**	**195,568**		**65,055**	**280,062**

Year	2026 GONs $210,000 Dated Date: 6/1/2026 Principal	Est. Rate	Interest	2026 GONs $210,000 Issue Total	2027 GONs $530,000 Dated Date: 06/01/27 Principal	Est. Rate	Interest	2027 GONs $530,000 Issue Total	Total Debt Service	MRO #1 2024	Capital Costs	Financing Costs	Ongoing Planning & Admin	Total Expenditures	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2022				0				0	0				18,753	**18,753**	(18,753)	(18,753)	0	2022
2023				0				0	2,983				470	**3,453**	63,214	44,461	1,677,543	2023
2024				0				0	4,200	0			47,140	**51,340**	(35,206)	9,255	1,677,543	2024
2025				0				0	41,258	0		0	5,000	**46,258**	(5,124)	4,131	2,065,823	2025
2026				0				0	61,527	0	200,000	9,758	5,000	**276,285**	(30,613)	(26,482)	2,016,444	2026
2027	5,000	3.25%	10,473	15,473	0	0.00%	0	0	43,474	63,555	514,438	22,666	5,000	**649,133**	26,656	175	1,935,203	2027
2028	5,000	3.25%	7,206	12,206	15,000	3.25%	30,278	45,278	85,485	80,666			5,000	**171,151**	962	1,136	1,830,880	2028
2029	25,000	3.35%	6,706	31,706	15,000	3.35%	20,806	35,806	95,513	97,777			5,000	**198,290**	148	1,284	1,708,366	2029
2030	25,000	3.40%	5,863	30,863	15,000	3.40%	20,300	35,300	94,163	97,777			5,000	**196,940**	1,498	2,782	1,564,739	2030
2031	25,000	3.45%	5,006	30,006	15,000	3.45%	19,786	34,786	92,793	97,777			5,000	**195,570**	2,868	5,650	1,889,936	2031
2032	25,000	3.50%	4,138	29,138	15,000	3.50%	19,265	34,265	91,403	97,777			5,000	**194,180**	4,258	9,908	1,728,905	2032
2033	25,000	3.55%	3,256	28,256	20,000	3.55%	18,648	38,648	94,904	97,777			5,000	**197,681**	757	10,665	1,561,547	2033
2034	25,000	3.65%	2,356	27,356	20,000	3.65%	17,928	37,928	93,284	97,777			5,000	**196,061**	2,377	13,041	1,392,803	2034
2035	25,000	3.75%	1,431	26,431	25,000	3.75%	17,094	42,094	91,914	97,777			5,000	**194,691**	3,747	16,788	1,222,216	2035
2036	25,000	3.85%	481	25,481	30,000	3.85%	16,048	46,048	71,529	97,777			5,000	**174,306**	24,132	40,920	1,069,439	2036
2037	0	3.95%	0	0	35,000	3.95%	14,779	49,779	49,779	97,777			5,000	**152,556**	45,882	86,802	911,662	2037
2038	0	4.05%	0	0	40,000	4.05%	13,278	53,278	53,278	97,777			5,000	**156,055**	42,384	129,186	773,885	2038
2039	0	4.15%	0	0	45,000	4.15%	11,534	56,534	56,534	97,777			5,000	**159,311**	39,127	168,313	631,108	2039
2040	0	4.25%	0	0	50,000	4.25%	9,538	59,538	59,538	97,777			5,000	**162,315**	36,124	204,437	483,331	2040
2041	0	4.35%	0	0	55,000	4.35%	7,279	62,279	62,279	97,777			5,000	**165,056**	33,382	237,819	330,554	2041
2042	0	4.45%	0	0	60,000	4.45%	4,748	64,748	64,748	97,777			5,000	**167,525**	**30,914**	**268,732**	**172,777**	**2042**
2043	0	4.55%	0	0	75,000	4.55%	1,706	76,706	76,706	97,777			5,000	**179,483**	18,955	287,687	0	2043
Totals (2025 - 2043)	**210,000**		**46,917**	**256,917**	**245,000**	**0**	**208,208**	**453,208**	**1,380,108**	**1,610,876**	**714,438**	**32,424**	**95,000**	**3,832,846**				Totals (2025 - 2043)

Notes:
1.) 2025 GO Note was taken out for Terrace Mannor
2.) 2026 GO Note is to fund Alonzo Park Entrance
3.) 2027 GO Note is the fund Park Pavillion, and portion of East Segment STH 15 - the STH 15 project is eligible for both TID 3 and 6. Based on increment available in both Districts, the Village will determine which TID will make the debt payments.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
44136	HORTONVILLE		OUTAGAMIE	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
006	6		09/22/2022	09/22/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$44,461

Section 3 – Revenue	Amount
Tax increment	$16,134
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)	$16,134

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$444
Professional services	$46,546
Interest and fiscal charges	$4,200
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$51,340**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$9,255**
Future costs	**$1,988,045**
Future revenue	**$2,427,534**
Surplus or deficit	**$448,744**

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)**
003	$0	$0	$0	$0
004	$0	$0	$-2,600	$-2,600
005	$0	$0	$0	$0
006	$648,000	$0	$-100	$647,900
Total	**$648,000**	**$0**	**$-2,700**	**$645,300**

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**
003	$0	$338,628,100	0.00	$1,163,339	$0
004	$-2,600	$338,628,100	0.00	$1,163,339	$0
005	$0	$338,628,100	0.00	$1,163,339	$0
006	$647,900	$338,628,100	0.19	$1,163,339	$2,210
Total	**$645,300**	**$338,628,100**	**0.19**	**$1,163,339**	**$2,210**

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**
2023	003	$0	$291,437,100	0.00	$1,114,610	$0
2023	004	$10,150,000	$291,437,100	3.48	$1,114,610	$38,788
2023	005	$46,800	$291,437,100	0.02	$1,114,610	$223
2023	006	$249,200	$291,437,100	0.09	$1,114,610	$1,003
2023	**Total**	**$10,446,000**	**$291,437,100**	**3.59**	**$1,114,610**	**$40,014**

Section 7 – Contact Information

Contact name	Contact title
JANE BOOTH	**Clerk-Treasurer**
Contact email **clerktreas@vohortonville.com**	Contact phone **(920) 779-6011**

2025

PROJECT PLAN

Village of Hortonville, Wisconsin

Tax Incremental District No. 7

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for Nov. 20, 2025
Public Hearing Held:	Scheduled for Dec. 11, 2025
Action by Plan Commission:	Scheduled for Dec. 11, 2025
Action by Village Board:	Scheduled for Jan. 15, 2026
Action by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 7 ("District") is a proposed Mixed Use District comprising approximately 95 acres located to the northwest and southeast points of the intersection of S Nash Street & the Canadian National Railway, extending southeast near the Wiouwash Trail. The District will be created to pay the costs of various infrastructure/street projects, purchasing of lots/sites, and development incentives. The Natures Haven subdivision ("Project") will develop roughly 104 homes from 2026 – 2030. In addition to the incremental property value that will be created, the Village expects the Project will result in additional residential units including single-family homes and increased economic activity in the Village.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately $9.7 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $6.6 million in development incentive payments to be made on a pay as you go basis, approximately $1.9 million in infrastructure projects to support the development of the District, an estimated $1.1 million in purchases of lots & cleaning of environmental issue areas, and $145,000 in costs associated with ongoing planning and administration of the District.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately $31.2 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

   The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

   That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies. In addition, development may increase employment and tax base within the Village and provide additional housing.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

5. Based on the foregoing finding, the District is designated as a mixed-use district.

6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.

9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

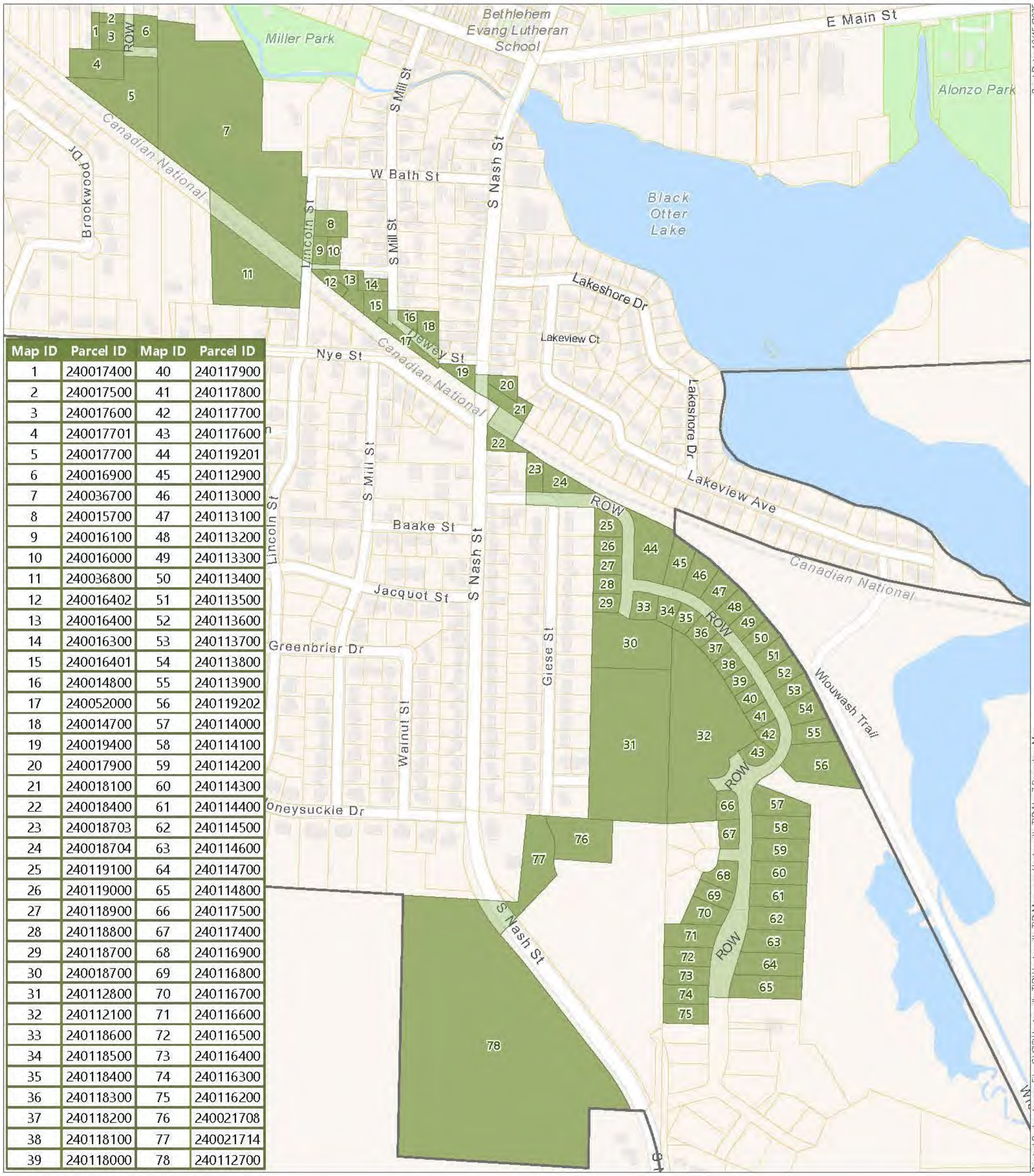
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Map ID	Parcel ID	Map ID	Parcel ID
1	240017400	40	240117900
2	240017500	41	240117800
3	240017600	42	240117700
4	240017701	43	240117600
5	240017700	44	240119201
6	240016900	45	240112900
7	240036700	46	240113000
8	240015700	47	240113100
9	240016100	48	240113200
10	240016000	49	240113300
11	240036800	50	240113400
12	240016402	51	240113500
13	240016400	52	240113600
14	240016300	53	240113700
15	240016401	54	240113800
16	240014800	55	240113900
17	240052000	56	240119202
18	240014700	57	240114000
19	240019400	58	240114100
20	240017900	59	240114200
21	240018100	60	240114300
22	240018400	61	240114400
23	240018703	62	240114500
24	240018704	63	240114600
25	240119100	64	240114700
26	240119000	65	240114800
27	240118900	66	240117500
28	240118800	67	240117400
29	240118700	68	240116900
30	240018700	69	240116800
31	240112800	70	240116700
32	240112100	71	240116600
33	240118600	72	240116500
34	240118500	73	240116400
35	240118400	74	240116300
36	240118300	75	240116200
37	240118200	76	240021708
38	240118100	77	240021714
39	240118000	78	240112700

MSA

Data Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Village of Hortonville Parcels

TID Parcels

TID Boundary

Village of Hortonville Boundary

Boundary Map

TID No. 7

Village of Hortonville
Outagamie County, WI

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.

MAP TO BE INSERTED

SECTION 4:
Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
N/A	ROW Areas			7.77				
1	240017400		OUTAGAMIE COUNTY	0.16	0.16			
2	240017500		OUTAGAMIE COUNTY	0.13	0.13			
3	240017600	115 S Oak Street	OUTAGAMIE COUNTY	0.40	0.40			
4	240017701	S Oak Street	OUTAGAMIE COUNTY	1.38	1.38			
5	240017700		BEONZA LLC	2.48				2.48
6	240016900		BEONZA LLC	0.43				0.43
7	240036700	301 S Lincoln	BEONZA LLC	11.12				11.12
8	240015700	318 S Lincoln	SUPRISE IRREV TRST, RONALD C	0.50				0.50
9	240016100	336 S Lincoln	MCCLONE, JOSEPH	0.23				0.23
10	240016000	Lincoln St (Alley 3	Village of Hortonville	0.23				0.23
11	240036800	419 Lincoln Street	Magadanz LE	2.94		2.94		
12	240016402	402 S Lincoln	JOHN D VAN TOWING LLC	0.20				0.20
13	240016400		OLK, MATTHEW J	0.51				0.51
14	240016300	407 S Mill Street	OLK, MATTHEW J	0.24			0.24	
15	240016401	423 S Mill Street	OLK, MATTHEW J	0.44				0.44
16	240014800	424 S Mill Street	SCHNEIDER, AVERY A	0.19	0.19			
17	240052000	136 Dewey Street	BLACK OTTER SUPPLY LLC	0.32	0.32			
18	240014700	135 Dewey Street	Bob & Geri Enterprises	0.36	0.36			
19	240019400	503 S Nash Street	Bob & Geri Enterprises	0.30	0.30			
20	240017900	504 S Nash Stree	Viaene, David	0.30		0.30		
21	240018100	516 S Nash Street	Melanie and Ken Haen	0.40		0.40		
22	240018400	606 S Nash Street	Griesbach, Kevin	0.33		0.33		
23	240018703	109 Wayne Drive	Springer, Andrew	0.36		0.36		
24	240018704	111 Wayne Drive	Jakl, William	0.49		0.49		
25	240119100		Land Acquisitions LLC	0.00			0.37	
26	240119000		Land Acquisitions LLC	0.07			0.31	
27	240118900		Land Acquisitions LLC	0.27			0.30	
28	240118800		Land Acquisitions LLC	0.31			0.31	
29	240118700		Land Acquisitions LLC	0.30			0.30	
30	240018700		Land Acquisitions LLC	2.35			2.35	
31	240112800		Land Acquisitions LLC	7.00			7.00	
32	240112100		Land Acquisitions LLC	6.11			6.11	
33	240118600		Land Acquisitions LLC	0.41			0.41	
34	240118500		Land Acquisitions LLC	0.30			0.30	
35	240118400		Land Acquisitions LLC	0.31			0.31	
36	240118300		Land Acquisitions LLC	0.33			0.33	
37	240118200		Land Acquisitions LLC	0.29			0.29	
38	240118100		Land Acquisitions LLC	0.30			0.30	
39	240118000		Land Acquisitions LLC	0.29			0.29	
40	240117900		Land Acquisitions LLC	0.29			0.29	
41	240117800		Land Acquisitions LLC	0.30			0.30	
42	240117700		Land Acquisitions LLC	0.29			0.29	
43	240117600		Land Acquisitions LLC	0.35			0.35	
44	240119201		Land Acquisitions LLC	0.23		1.29		
45	240112900		Land Acquisitions LLC	0.22			0.61	
46	240113000		Land Acquisitions LLC	0.30			0.56	
47	240113100		Land Acquisitions LLC	0.30			0.48	
48	240113200		Land Acquisitions LLC	0.41			0.41	
49	240113300		Land Acquisitions LLC	0.40			0.40	
50	240113400		Land Acquisitions LLC	0.43			0.43	
51	240113500		Land Acquisitions LLC	0.42			0.43	
52	240113600		Land Acquisitions LLC	0.38			0.43	
53	240113700		Land Acquisitions LLC	0.32			0.42	
54	240113800		Land Acquisitions LLC	0.41			0.54	
55	240113900		Land Acquisitions LLC	0.49			0.56	

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
56	240119202		Land Acquisitions LLC	1.33		1.55		
57	240114000		Land Acquisitions LLC	0.71		0.76		
58	240114100		Land Acquisitions LLC	0.60		0.75		
59	240114200		Land Acquisitions LLC	0.63		0.75		
60	240114300		Land Acquisitions LLC	0.65		0.75		
61	240114400		Land Acquisitions LLC	0.65		0.75		
62	240114500		Land Acquisitions LLC	0.60		0.76		
63	240114600		Land Acquisitions LLC	0.73		0.80		
64	240114700		Land Acquisitions LLC	0.62		0.88		
65	240114800		Land Acquisitions LLC	0.68		0.95		
66	240117500		Land Acquisitions LLC	0.36			0.36	
67	240117400		Land Acquisitions LLC	0.35			0.35	
68	240116900		Land Acquisitions LLC	0.46			0.46	
69	240116800		Land Acquisitions LLC	0.41			0.41	
70	240116700		Land Acquisitions LLC	0.52			0.52	
71	240116600		Land Acquisitions LLC	0.70			0.70	
72	240116500		Land Acquisitions LLC	0.52			0.52	
73	240116400		Land Acquisitions LLC	0.50			0.50	
74	240116300		Land Acquisitions LLC	0.49			0.49	
75	240116200		Land Acquisitions LLC	0.52			0.52	
76	240021708	908 Giese Street	Dufrane, Terry	1.50		1.50		
77	240021714	909 Giese Street	Murphy, Paula	1.50		1.50		
78	240112700		Hortonville Football Club	19.50		19.46		
79	0			0.00				
TOTALS				**90.94**	**3.24**	**37.26**	**30.85**	**16.14**

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	**96.20%**
Percentage of TID Area Not Suitable for Development	**3.80%**
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	**33.92%**
Wetland Acreage Removed from District Boundaries	**9.67**

ı of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
240017400	0	0	0	0	0	0
240017500	0	0	0	0	0	0
240017600	0	0	0	0	0	0
240017701	0	0	0	0	0	0
240017700	54,000	0	54,000	54,000	0	54,000
240016900	9,800	0	9,800	9,800	0	9,800
240036700	111,200	447,600	558,800	111,200	447,600	558,800
240015700	35,000	50,500	85,500	35,000	50,500	85,500
240016100	3,400	200	3,600	3,400	200	3,600
240016000	0	0	0	0	0	0
240036800	45,200	223,900	269,100	45,200	223,900	269,100
240016402	24,400	62,600	87,000	24,400	62,600	87,000
240016400	12,900	1,900	14,800	12,900	1,900	14,800
240016300	15,600	0	15,600	15,600	0	15,600
240016401	23,600	27,000	50,600	23,600	27,000	50,600
240014800	16,300	21,900	38,200	16,300	21,900	38,200
240052000	32,800	56,500	89,300	32,800	56,500	89,300
240014700	20,300	18,200	38,500	20,300	18,200	38,500
240019400	44,900	555,000	599,900	44,900	555,000	599,900
240017900	23,200	102,800	126,000	23,200	102,800	126,000
240018100	35,600	101,500	137,100	35,600	101,500	137,100
240018400	23,000	175,700	198,700	23,000	175,700	198,700
240018703	34,500	204,000	238,500	34,500	204,000	238,500
240018704	35,900	218,900	254,800	35,900	218,900	254,800
240119100	100	0	100	100	0	100
240119000	100	0	100	100	0	100
240118900	100	0	100	100	0	100
240118800	100	0	100	100	0	100
240118700	100	0	100	100	0	100
240018700	700	0	700	700	0	700
240112800	2,100	0	2,100	2,100	0	2,100
240112100	1,900	0	1,900	1,900	0	1,900
240118600	100	0	100	100	0	100
240118500	100	0	100	100	0	100
240118400	100	0	100	100	0	100
240118300	100	0	100	100	0	100
240118200	100	0	100	100	0	100
240118100	100	0	100	100	0	100
240118000	100	0	100	100	0	100
240117900	100	0	100	100	0	100
240117800	100	0	100	100	0	100
240117700	100	0	100	100	0	100
240117600	100	0	100	100	0	100
240119201	805	0	805	800	0	800
240112900	200	0	200	200	0	200
240113000	200	0	200	200	0	200
240113100	100	0	100	100	0	100
240113200	100	0	100	100	0	100
240113300	100	0	100	100	0	100
240113400	100	0	100	100	0	100
240113500	100	0	100	100	0	100
240113600	100	0	100	100	0	100
240113700	100	0	100	100	0	100
240113800	200	0	200	200	0	200
240113900	200	0	200	200	0	200

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
240119202	967	0	**967**	1,000	0	**1,000**
240114000	200	0	**200**	200	0	**200**
240114100	200	0	**200**	200	0	**200**
240114200	200	0	**200**	200	0	**200**
240114300	200	0	**200**	200	0	**200**
240114400	200	0	**200**	200	0	**200**
240114500	200	0	**200**	200	0	**200**
240114600	200	0	**200**	200	0	**200**
240114700	200	0	**200**	200	0	**200**
240114800	300	0	**300**	300	0	**300**
240117500	100	0	**100**	100	0	**100**
240117400	100	0	**100**	100	0	**100**
240116900	100	0	**100**	100	0	**100**
240116800	100	0	**100**	100	0	**100**
240116700	200	0	**200**	200	0	**200**
240116600	200	0	**200**	200	0	**200**
240116500	200	0	**200**	200	0	**200**
240116400	200	0	**200**	200	0	**200**
240116300	100	0	**100**	100	0	**100**
240116200	200	0	**200**	200	0	**200**
240021708	53,200	413,800	**467,000**	53,200	413,800	**467,000**
240021714	53,500	330,500	**384,000**	53,500	330,500	**384,000**
240112700	9,600	0	**9,600**	9,600	0	**9,600**
0	0	0	**0**	0	0	**0**
TOTALS	730,872	3,012,500	3,743,372	730,900	3,012,500	3,743,400

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 100.00%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $28,102,800. This value is less than the maximum of $46,473,156 in equalized value that is permitted for the Village.

Village of Hortonville, Wisconsin Tax Increment District No. 7 Valuation Test Compliance Calculation		
Calculation of Village Equalized Value Limit		
Village TID IN Equalized Value (Jan. 1, 2025)	$	387,276,300
TID Valuation Limit @ 12% of Above Value	**$**	**46,473,156**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	3,743,400
Plus: Assumed change for Jan. 1, 2026 assessment	$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	$	24,359,400
Less: Value of Parcels Removed from District	$	-
Less: Value of Underlying TID Parcels	$	-
Total Value Subject to 12% Valuation Limit	**$**	**28,102,800**
Total Percentage of TID IN Equalized Value		7.26%
Residual Value Capacity of TID IN Equalized Value	$	18,370,356

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

Project ID	Project Name/Type	1/2 Mile
1	Natures Haven Boardwalk	250,000
4	Giese Street Reconstruction	474,720
Total		**724,720**

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.

MAP TO BE INSERTED

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Detailed List of Estimated Project Costs

		Est. Cost			Less:		
Project ID	**Project Name/Type**	**Phase I**	**Future Phases**	**Ongoing**	**Non-Project Costs**	**Totals**	**1/2 Mile**
1	Natures Haven Boardwalk		250,000		(250,000)	**0**	250,000
2	Purchase and Updating Canning Factory		1,000,000			**1,000,000**	
3	Purchase of Lot 240017700 for Yard Waste site		10,000		(10,000)	**0**	
4	Giese Street Reconstruction					**0**	474,720
5	Dewey Street Reconstruction		464,200			**464,200**	
6	S Mill Street Reconstruction		740,000			**740,000**	
7	Reconstruction of Oak Street		336,000			**336,000**	
8	Construction of Elm Street		170,000			**170,000**	
9	Cleaning Of Environmental Issue areas		100,000			**100,000**	
10	Creation of Yard waste site		10,000		(10,000)	**0**	
11	Wayne Reconstruction	164,730				**164,730**	
12	Gail Dr	54,330				**54,330**	
13	Development Incentives			6,570,366		**6,570,366**	
14	Financing Costs					**0**	
15	Ongoing Planning & Administrative Costs			145,000		**145,000**	
16						**0**	
Total Projects		**219,060**	**3,080,200**	**6,715,366**	**(270,000)**	**9,744,626**	**724,720**

Notes:
1.) Natures Haven Boardwalk - 50% of total cost attributable to TID as a 1/2 mile project cost and 50% as non-project cost.
3.) Yard Waste projects - 10% of total cost attributable to TID (10% of all Village residential properties are in TID). Non-project cost.
4.) Giese Street - 30% of total cost attributable to TID. 1/2 mile project cost.
11.) Wayne Reconstruction - 30% of total cost attributable to TID.
12.) Gail Dr - 30% of total cost attributable to TID.
Note - only the Development Incentive is shown in the TID Cashflow. The remaining projects are not included in the TID cashflow at this time, but are included in the Project Plan as potential TID eligible projects, pending future development and available

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create $31.2 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $14.69 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $8.2 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Development Assumptions

Construction Year		Actual	Natures Haven Subdivision Units	Natures Haven Subdivision Total Value	**Annual Total**	Construction Year	
Estimated Value per				$300,000			
1	2026		20	6,000,000	**6,000,000**	2026	1
2	2027		20	6,000,000	**6,000,000**	2027	2
3	2028		20	6,000,000	**6,000,000**	2028	3
4	2029		20	6,000,000	**6,000,000**	2029	4
5	2030		24	7,200,000	**7,200,000**	2030	5
6	2031			0	**0**	2031	6
7	2032			0	**0**	2032	7
8	2033			0	**0**	2033	8
9	2034			0	**0**	2034	9
10	2035			0	**0**	2035	10
11	2036			0	**0**	2036	11
12	2037			0	**0**	2037	12
13	2038			0	**0**	2038	13
14	2039			0	**0**	2039	14
15	2040			0	**0**	2040	15
16	2041			0	**0**	2041	16
17	2042			0	**0**	2042	17
18	2043			0	**0**	2043	18
19	2044			0	**0**	2044	19
20	2045			0	**0**	2045	20
	Totals	**0**	**104**	**31,200,000**	**31,200,000**		

Notes:

Table 2 – Tax Increment Projection Worksheet

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	January 1, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	20	
End of Expenditure Period	15	1/1/2041
Revenue Periods/Final Year	20	2047
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	3,743,400
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$ 14.69
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	6,000,000	2027	0	6,000,000	2028	$14.69	**88,122**
2	2027	6,000,000	2028	0	12,000,000	2029	$14.69	**176,244**
3	2028	6,000,000	2029	0	18,000,000	2030	$14.69	**264,365**
4	2029	6,000,000	2030	0	24,000,000	2031	$14.69	**352,487**
5	2030	7,200,000	2031	0	31,200,000	2032	$14.69	**458,233**
6	2031	0	2032	0	31,200,000	2033	$14.69	**458,233**
7	2032	0	2033	0	31,200,000	2034	$14.69	**458,233**
8	2033	0	2034	0	31,200,000	2035	$14.69	**458,233**
9	2034	0	2035	0	31,200,000	2036	$14.69	**458,233**
10	2035	0	2036	0	31,200,000	2037	$14.69	**458,233**
11	2036	0	2037	0	31,200,000	2038	$14.69	**458,233**
12	2037	0	2038	0	31,200,000	2039	$14.69	**458,233**
13	2038	0	2039	0	31,200,000	2040	$14.69	**458,233**
14	2039	0	2040	0	31,200,000	2041	$14.69	**458,233**
15	2040	0	2041	0	31,200,000	2042	$14.69	**458,233**
16	2041	0	2042	0	31,200,000	2043	$14.69	**458,233**
17	2042	0	2043	0	31,200,000	2044	$14.69	**458,233**
18	2043	0	2044	0	31,200,000	2045	$14.69	**458,233**
19	2044	0	2045	0	31,200,000	2046	$14.69	**458,233**
20	2045	0	2046	0	31,200,000	2047	$14.69	**458,233**
Totals		**31,200,000**		**0**		**Future Value of Increment**		**8,212,954**

Notes:
1) Tax rate shown is actual 2024/2025 rate per 2024 DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The Project Plan includes infrastructure/street projects and development incentives for new developments that will benefit the District. If the Village projects additional development, and there is sufficient increment to pay for the projects, the Village could finance the cost of other projects shown in the Project Plan through issuance of G.O. Promissory Notes, with debt service to be paid from the generated tax increment. Debt proceeds would pay for applicable cost of issuance. The financing of additional projects included in the Project List (section 8) are not illustrated within the cashflow currently, but will be analyzed when additional development arises.

Additionally, development incentives may be made. Payments will be based on the value that the development creates, where increment from the development is paid to the developer annually. Any developer incentive will be analyzed to determine if the "but for" test is satisfied. If a Developer Agreement is executed to identify a developer incentive the Village will provide the agreement(s) to the Joint Review Board as required by statute. The Development Incentive shown in the cashflow reflects a pay as you go arrangement, using tax increment generated by that Project specifically.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2047 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Cash Flow Projection

	Projected Revenues		Projected Expenditures			Balances		
Year	Tax Increments	**Total Revenues**	MRO #1 Year Natures Haven 1	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Year
2026		**0**		30,000	**30,000**	(30,000)	(30,000)	2026
2027		**0**		5,000	**5,000**	(5,000)	(35,000)	2027
2028	88,122	**88,122**	70,497	5,000	**75,497**	12,625	(22,375)	2028
2029	176,244	**176,244**	140,995	5,000	**145,995**	30,249	7,873	2029
2030	264,365	**264,365**	211,492	5,000	**216,492**	47,873	55,747	2030
2031	352,487	**352,487**	281,990	5,000	**286,990**	65,497	121,244	2031
2032	458,233	**458,233**	366,587	5,000	**371,587**	86,646	207,891	2032
2033	458,233	**458,233**	366,587	5,000	**371,587**	86,646	294,537	2033
2034	458,233	**458,233**	366,587	5,000	**371,587**	86,646	381,184	2034
2035	458,233	**458,233**	366,587	5,000	**371,587**	86,646	467,830	2035
2036	458,233	**458,233**	366,587	5,000	**371,587**	86,646	554,477	2036
2037	458,233	**458,233**	366,587	5,000	**371,587**	86,646	641,123	2037
2038	458,233	**458,233**	366,587	5,000	**371,587**	86,646	727,770	2038
2039	458,233	**458,233**	366,587	5,000	**371,587**	86,646	814,416	2039
2040	458,233	**458,233**	366,587	5,000	**371,587**	86,646	901,063	2040
2041	458,233	**458,233**	366,587	5,000	**371,587**	86,646	987,709	2041
2042	458,233	**458,233**	366,587	5,000	**371,587**	86,646	1,074,356	2042
2043	458,233	**458,233**	366,587	5,000	**371,587**	86,646	1,161,002	2043
2044	458,233	**458,233**	366,587	5,000	**371,587**	86,646	1,247,649	2044
2045	458,233	**458,233**	366,587	5,000	**371,587**	86,646	1,334,295	2045
2046	458,233	**458,233**	366,587	5,000	**371,587**	86,646	1,420,942	2046
2047	458,233	**458,233**	366,587	15,000	**381,587**	76,646	1,497,588	2047
Totals	**8,212,954**	**8,212,954**	**6,570,366**	**145,000**	**6,715,366**			Totals

Notes:
MRO #1: Natures Haven developer retains 80% of increment generated annually, assuming 104 homes by 2031

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for mixed use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new homes and businesses.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

Project ID	Project Name/Type	Less: Non-Project Costs	Totals	1/2 Mile
1	Natures Haven Boardwalk	250,000	**500,000**	250,000
3	Purchase of Lot 240017700 for Yard Waste site	10,000	**20,000**	
10	Creation of Yard waste site	10,000	**20,000**	
Total		**270,000**	**10,284,626**	**724,720**

Notes:
1.) Natures Haven Boardwalk - 50% of total cost attributable to TID as a 1/2 mile project cost and 50% as non-project cost.
3. & 10.) Yard Waste projects - 10% of total cost attributable to TID (10% of all Village residential properties are in TID). Non-project cost.

SECTION 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion TO BE INSERTED on Following Page.

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD – TO BE INSERTED

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Outagamie County	Black Otter Lake District	Village of Hortonville	Hortonville Area School	Fox Valley Technical	Total	Revenue Year
2028	15,269	989	36,136	31,777	3,951	88,122	2028
2029	30,538	1,979	72,273	63,553	7,902	176,244	2029
2030	45,806	2,968	108,409	95,330	11,852	264,365	2030
2031	61,075	3,958	144,545	127,106	15,803	352,487	2031
2032	79,398	5,145	187,909	165,238	20,544	458,233	2032
2033	79,398	5,145	187,909	165,238	20,544	458,233	2033
2034	79,398	5,145	187,909	165,238	20,544	458,233	2034
2035	79,398	5,145	187,909	165,238	20,544	458,233	2035
2036	79,398	5,145	187,909	165,238	20,544	458,233	2036
2037	79,398	5,145	187,909	165,238	20,544	458,233	2037
2038	79,398	5,145	187,909	165,238	20,544	458,233	2038
2039	79,398	5,145	187,909	165,238	20,544	458,233	2039
2040	79,398	5,145	187,909	165,238	20,544	458,233	2040
2041	79,398	5,145	187,909	165,238	20,544	458,233	2041
2042	79,398	5,145	187,909	165,238	20,544	458,233	2042
2043	79,398	5,145	187,909	165,238	20,544	458,233	2043
2044	79,398	5,145	187,909	165,238	20,544	458,233	2044
2045	79,398	5,145	187,909	165,238	20,544	458,233	2045
2046	79,398	5,145	187,909	165,238	20,544	458,233	2046
2047	79,398	5,145	187,909	165,238	20,544	458,233	2047
Totals	**1,423,051**	**92,218**	**3,367,899**	**2,961,574**	**368,211**	**8,212,954**	