November 24, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Lannon, WI

Tax Incremental District No. 1

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 Lannon, Wisconsin
Tax Incremental District No. 1

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 JRB.

District Summary:

Tax Incremental District No. 1 ("District") was created on July 9, 2018, as a Mixed-Use District and the boundary and project plan was amended in August 2022.

The TID has an expenditure period that ends on July 9, 2033 and has a mandatory termination date of July 9, 2038.

Background Data:

Base Value	$10.681,500
Incremental Value (2025)	$140,465,700
Incremental Value (2026)	$147,688,700
Year End Fund Balance	-$856,398
Projected Closure (current cash flow*)	2039

* 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.

Notes:

The original project plan and subsequent amendment identified a number of additional projects that have yet to be completed. The annual report has a place holder of expenses for future debt service payments, however the total liabilities outstanding is reflective of only outstanding debt and development agreement liabilities.

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 (Found in Project Plan Amendment)
- PE 300 Report

Village of Lannon, Wisconsin

Tax Increment District #1

Development Assumptions

Construction Year		Actual		Annual Total	Construction Year	
		School District of Menomonee Falls	School District of Hamilton			
1	2018	(1,764,400)	0	(1,764,400)	2018	1
2	2019	2,256,600	0	2,256,600	2019	2
3	2020	13,836,200	0	13,836,200	2020	3
4	2021	(20,991,300)	57,089,800	36,098,500	2021	4
5	2022	3,758,600	30,750,400	34,509,000	2022	5
6	2023	12,269,800	16,397,500	28,667,300	2023	6
7	2024	9,817,500	17,045,000	26,862,500	2024	7
8	2025	962,400	6,260,600	7,223,000	2025	8
9	2026			0	2026	9
10	2027			0	2027	10
11	2028			0	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
	Totals	20,145,400	127,543,300	147,688,700		

Notes:

Village of Lannon, Wisconsin

Tax Increment District #1

Tax Increment Projection Worksheet - Total[1]

Type of District	Mixed Use	
District Creation Date	July 9, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	7/9/2033
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	10,681,500
Appreciation Factor	1.50%
Base Tax Rate	$13.96
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate[2]	Tax Increment
5	2022	34,509,000	2023	0	84,935,900	2024	$12.22	**1,000,560**
6	2023	28,667,300	2024	0	113,603,200	2025	$12.53	**1,424,384**
7	2024	26,862,500	2025	0	140,465,700	2026	$11.76	**1,644,945**
8	2025	7,223,000	2026	0	**147,688,700**	2027	$11.76	**1,745,989**
9	2026	0	2027	2,215,331	149,904,031	2028	$11.76	**1,763,449**
10	2027	0	2028	2,248,560	152,152,591	2029	$11.76	**1,781,083**
11	2028	0	2029	2,282,289	154,434,880	2030	$11.76	**1,798,894**
12	2029	0	2030	2,316,523	156,751,403	2031	$11.76	**1,816,883**
13	2030	0	2031	2,351,271	159,102,674	2032	$11.76	**1,835,052**
14	2031	0	2032	2,386,540	161,489,214	2033	$11.76	**1,853,402**
15	2032	0	2033	2,422,338	163,911,552	2034	$11.76	**1,871,937**
16	2033	0	2034	2,458,673	166,370,226	2035	$11.76	**1,890,656**
17	2034	0	2035	2,495,553	168,865,779	2036	$11.76	**1,909,562**
18	2035	0	2036	2,532,987	171,398,766	2037	$11.76	**1,928,658**
19	2036	0	2037	2,570,981	173,969,747	2038	$11.76	**1,947,945**
20	2037	0	2038	2,609,546	176,579,293	2039	$11.76	**1,967,424**
	Totals	**147,688,700**		**28,890,593**			**Future Value of Increment**	**29,036,682**

Notes:

[1]Actual results will vary depending on development, inflation of overall tax rates.

Village of Lannon, Wisconsin

Tax Increment District #1

Cash Flow Projection

Year	Projected Revenues					Projected Expenditures																	Balances			
						G.O. Notes Series 2020B $1,440,000		G.O. Notes Series 2020C $485,000		STF Loan Series 2022 $1,215,000		State Trust Fund Loan $2,080,000		Overstone MRO 50% of Increment				Rock Pointe MRO 50% of Increment										
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Personal Property	Total Revenues	Dated Date: Principal (4/1)	10/01/20 Interest	Dated Date: Principal (4/1)	10/01/20 Interest	Dated Date: Principal (3/15)	03/30/22 Interest	Dated Date: Principal (3/15)	07/01/23 Interest	Phase 1:[3] $300,000	Phase 2:[4] $500,000	Phase 3 MRO-A:[5] $2,000,000	Phase 3 MRO-B:[6] $2,500,000	Phase 1: A-1[7]	A-2[8]	Phase 2: B-1[9]	B-2[10]	Phase 3: C-1[11]	C-2[12]	Conservation and Development	Estimated Future Debt Service	Capital Outlay	Professional Services	Admin + 3%	Total Expenditures	Annual	Cumulative	Principal/ Incentive Outstanding	Year
2024	1,000,560	0			1,000,560	40,000	15,098	40,000	4,455	69,035	46,107	180,000	109,200	PAID	PAID			PAID		2023 STF		2023 STF		41,275		1,000,586			1,545,756	(545,196)	(1,097,218)	12,225,488	2024
2025	1,424,588		5,000		1,429,588	55,000	14,813	40,000	4,155	71,923	43,220	195,000	99,750			248,860			77,830		58,570		76,430	203,218					1,188,768	240,820	(856,398)	11,401,875	2025
2026	1,644,945	(21,410)		2,679	1,626,215	65,000	14,388	50,000	3,780	74,799	40,343	210,000	89,513			304,830			73,730		55,480		70,080		250,000		50,000	0	1,351,942	274,272	(582,125)	10,497,956	2026
2027	1,745,989	(14,553)		2,679	1,734,115	70,000	13,848	60,000	3,240	77,791	37,351	220,000	78,488			307,880			74,470		56,030		70,780		250,000		50,000	0	1,369,877	364,238	(217,887)	9,561,005	2027
2028	1,763,449	(5,447)		2,679	1,760,681	75,000	13,174	65,000	2,535	80,809	34,333	235,000	66,938			310,950			75,210		56,590		71,490		250,000		50,000	0	1,387,028	373,652	155,765	8,590,955	2028
2029	1,781,083	3,894		2,679	1,787,656	80,000	12,360	70,000	1,673	84,135	31,007	245,000	54,600			314,060			75,960		57,160		72,200		300,000		50,000	0	1,448,155	339,502	495,267	7,592,440	2029
2030	1,798,894	12,382		2,679	1,813,955	995,000	5,970	80,000	600	87,501	27,641	255,000	41,738			317,200			76,720		57,730		72,920		200,000		50,000	0	2,268,020	(454,065)	41,202	5,650,369	2030
2031	1,816,883	1,030		2,679	1,820,592					91,001	24,141	265,000	28,350			196,220	266,980		77,490		58,310		73,650		450,000		50,000	0	1,581,142	239,450	280,652	4,621,718	2031
2032	1,835,052	7,016		2,679	1,844,747					94,585	20,557	275,000	14,438				269,650		78,270		58,890		74,390		600,000		50,000	0	1,535,780	308,968	589,620	3,770,933	2032
2033	1,853,402	14,741		2,679	1,870,822					98,424	16,718						272,350		79,050		59,480		75,130		900,000		50,000	0	1,551,152	319,670	909,290	3,186,499	2033
2034	1,871,937	22,732		2,679	1,897,348					102,361	12,781						275,070		79,840		60,080		75,890		900,000		50,000	0	1,556,022	341,326	1,250,616	2,593,258	2034
2035	1,890,656	31,265		2,679	1,924,600					106,456	8,686						277,820		80,640		60,680		76,640		1,000,000		0	0	1,610,922	313,678	1,564,294	1,991,022	2035
2036	1,909,562	39,107		2,679	1,951,349					110,702	4,440						280,600		100,790		61,280		77,410		1,000,000		0	0	1,635,222	316,127	1,880,421	1,360,240	2036
2037	1,928,658	47,011		2,679	1,978,348												283,410				61,900		78,190		1,200,000		0	0	1,623,500	354,848	2,235,268	936,740	2037
2038	1,947,945	55,882		2,679	2,006,505												286,240				62,510		174,800		1,200,000		0	0	1,723,550	282,955	2,518,224	413,190	2038
2039	1,967,424	62,956		2,679	2,033,059												287,880				125,310				1,500,000		0	0	1,913,190	119,869	2,638,092	0	2039
Total	29,036,886	258,957	54,414	37,506	32,527,763	1,440,000	135,781	485,000	35,053	1,215,000	396,989	2,080,000	583,013	0	0	2,000,000	2,500,000	0	950,000		950,000	0	1,140,000	1,582,174	10,000,000	2,804,460	481,332	0	31,969,679				Total

Projected TID Closure

Notes:

[3]Per the Original Development Agreement dated August 20, 2018 50% of annual net tax increment from Phase 1 of the project will be reimbursed to the developer up to $300,000.

[4]Per the Original Development Agreement dated August 20, 2018 50% of annual net tax increment from Phase 2 of the project will be reimbursed to the developer up to $500,000.

[5]Per the Amendment to Development Agreement dated April 21, 2021 90% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to $2,000,000.

[6]Per the Amendment to Development Agreement dated April 21, 2021 75% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to $2,500,000. Payments on MRO-B will begin only after MRO-A is fully repaid.

[7]Per the Development Agreement dated August 11, 2020 $100,000 will be reimbursed to the developer per occupancy permit of each of the 5 Phase 1 workforce housing component buildings up to $500,000.

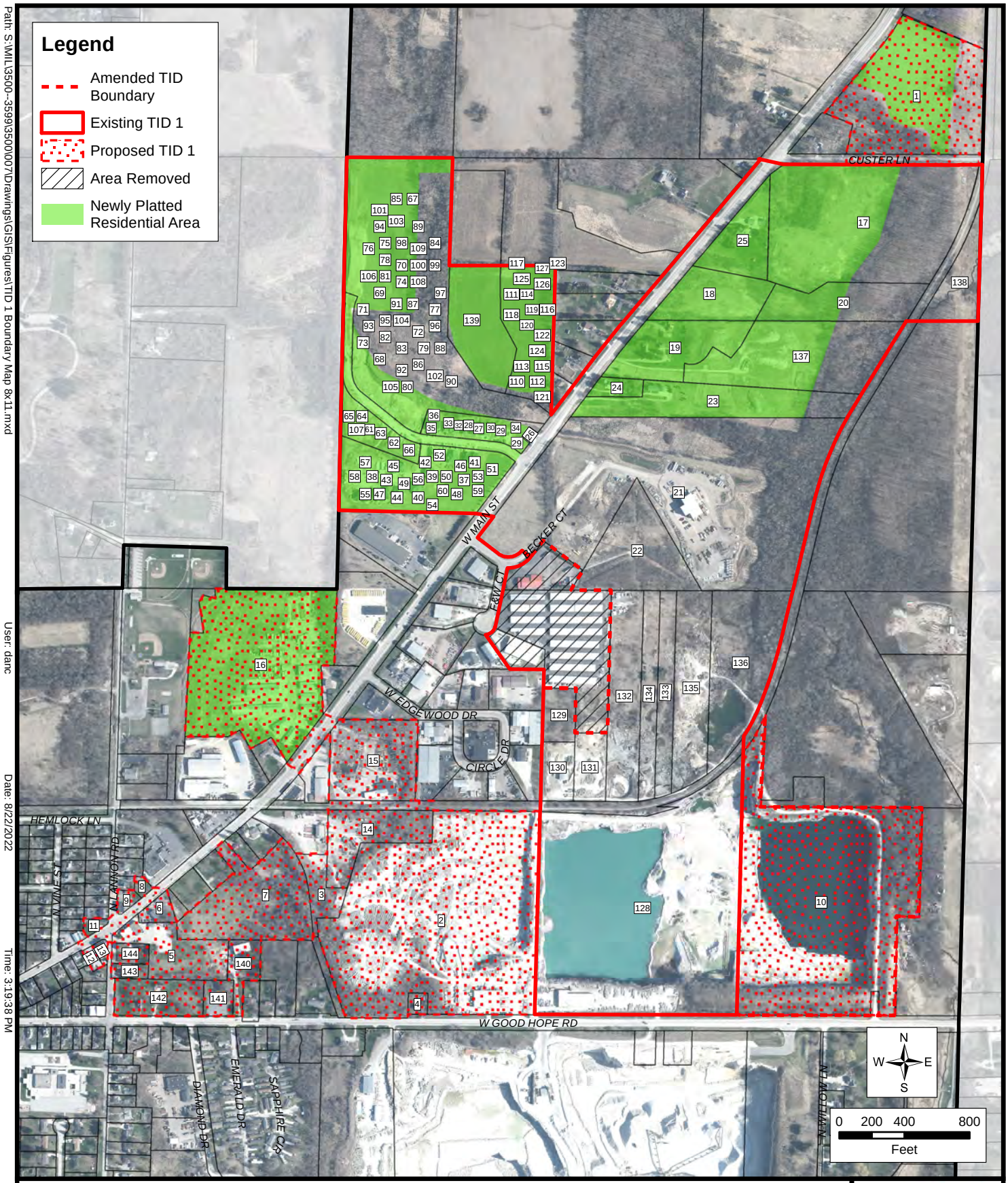
[8]Per the Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 1 of the project will be reimbursed to the developer up to $950,000.

[9]Per the Development Agreement dated August 11, 2020 $90,000 will be reimbursed to the developer per occupancy permit of each of the 5 Phase 2 workforce housing component buildings up to $450,000.

[10]Per the Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 2 of the project will be reimbursed to the developer up to $950,000.

[11]Per the Development Agreement dated August 11, 2020 $90,000 will be reimbursed to the developer per occupancy permit of each of the 6 Phase 3 workforce housing component buildings up to $540,000. Per addendum an additional two buildings were added which results in an up-front reimbursement of $720,000.

[12]Per the Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to $1,140,000.



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TID 1 BOUNDARY MAP

VILLAGE OF LANNON
WAUKESHA COUNTY, WISCONSIN

STRAND ASSOCIATES®

FIGURE 1
3500.007

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

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
67147	LANNON		WAUKESHA	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
001	6	TID 1	07/09/2018	07/09/2038	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$-1,097,218

Section 3 – Revenue		Amount
Tax increment		$1,424,588
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	Professional Fees	$5,000
Source		
Total Revenue (deposits)		$1,429,588

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

Section 4 – Expenditures	Amount
Capital expenditures	$650,169
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	$156,282
Principal on long-term debt	$337,618
Environmental costs	
Real property assembly costs	$44,699
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$1,188,768**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-856,398**
Future costs	**$0**
Future revenue	
Surplus or deficit	**$-856,398**

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

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
001	$4,410,000	$-83,500	$193,100	$4,519,600
002	$1,804,400	$0	$42,600	$1,847,000
Total	**$6,214,400**	**$-83,500**	**$235,700**	**$6,366,600**

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
001	$4,519,600	$337,021,100	1.34	$737,438	$9,882
002	$1,847,000	$337,021,100	0.55	$737,438	$4,056
Total	**$6,366,600**	**$337,021,100**	**1.89**	**$737,438**	**$13,938**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	001	$29,016,800	$294,020,300	9.87	$648,685	$64,025
2024	002	$6,436,800	$294,020,300	2.19	$648,685	$14,206
2024	**Total**	**$35,453,600**	**$294,020,300**	**12.06**	**$648,685**	**$78,231**
2023	001	$31,249,000	$235,171,800	13.29	$561,205	$74,584
2023	002	$4,652,200	$235,171,800	1.98	$561,205	$11,112
2023	**Total**	**$35,901,200**	**$235,171,800**	**15.27**	**$561,205**	**$85,696**

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

Section 7 – Contact Information	
Contact name **Brenda Klemmer**	Contact title **Clerk/Treasurer**
Contact email **bklemmer@villageoflannon.com**	Contact phone **(262) 251-7690**