

September 16, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 9



Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Sun Prairie, Wisconsin Tax Incremental District No. 9

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. 9 (“District”) was created on March 28, 2007, as a mixed use TID to facilitate development of a 24-hour health care facility within the City (SSM Health Emergency Center). A subsequent amendment approved August 20, 2013, added territory to the District to allow for further mixed-use development near USH 151 and S. Grand Avenue to include Cabela’s, Marcus Theatres, and portions of the Prairie Lakes retail area. The District’s expenditure period ended March 28, 2022, with a mandatory termination date of March 28, 2027. On February 18, 2025, the Common Council approved extending the life of the District for one year for affordable housing. The tax increment collected as part of the 2025 levy for the 2026 budget year will be deposited to the City’s housing fund. As of January 1, 2026, incremental value within the District became part of the general “TID OUT” tax base.

Background Data:	Base Value	\$12,294,900
	Incremental Value (FINAL - as of January 1, 2025)	\$192,064,900
	Year End Fund Balance (2025)	\$3,097,678

Notes: None.

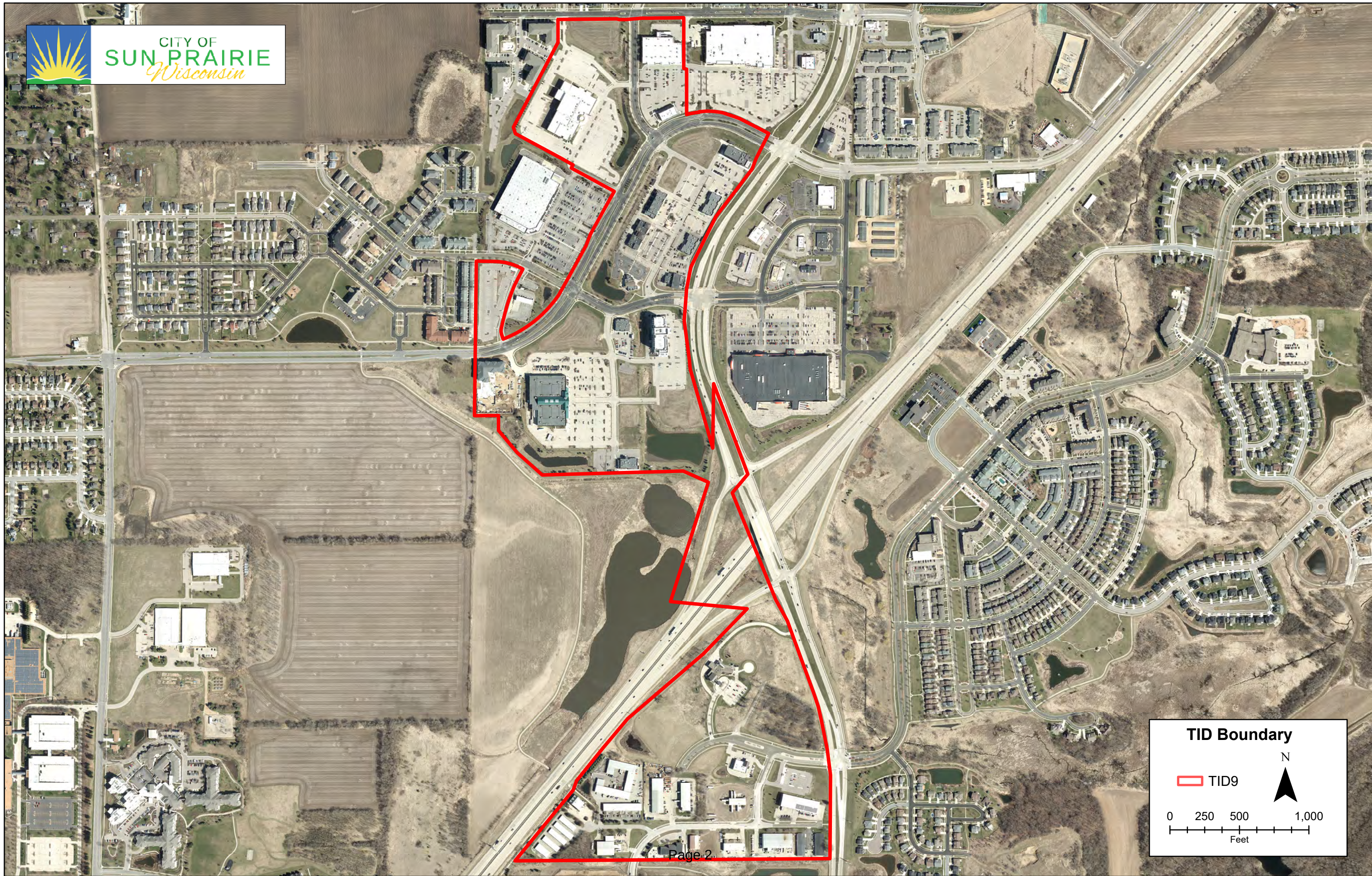
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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



CITY OF
SUN PRAIRIE
Wisconsin



TID Boundary

 TID9

N



0 250 500 1,000
Feet



City of Sun Prairie, WI

Tax Incremental District No. 9 Development Assumptions

Construction Year	Actual ¹			Annual Total
2007	193,600			193,600
2008	(250,600)			(250,600)
2009	(879,000)			(879,000)
2010	666,700			666,700
2011	(1,751,100)			(1,751,100)
2012	508,300			508,300
2013	2,818,500			2,818,500
2014	20,262,600			20,262,600
2015	17,977,500			17,977,500
2016	4,504,700			4,504,700
2017	11,322,500			11,322,500
2018	23,753,200			23,753,200
2019	6,078,200			6,078,200
2020	5,482,200			5,482,200
2021	1,480,000			1,480,000
2022	24,686,700			24,686,700
2023	45,615,100			45,615,100
2024	29,595,800			29,595,800
2025	District Closed			0
TOTALS	192,064,900	0	0	192,064,900

NOTES:

¹Annual change in incremental value as certified by the Wisconsin Department of Revenue.

City of Sun Prairie, WI

Tax Incremental District No. 9 Tax Increment Projection Worksheet

Type of District	Mixed Use
Anticipated Creation Date	3/27/2007
Valuation Date	Jan. 1, 2007
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	19 2027
End of Expenditure Period	3/27/2022
Latest Termination Date	3/27/2027
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	No

Actual Base Value	12,294,900
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$19.61
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

Discount Rate 1 for NPV Calculation	5.00%
Discount Rate 2 for NPV Calculation	7.00%

Apply Inflation
Factor to Base?



Net Present Value Calculation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2007	193,600	2008		193,600	2009	21.75	4,211
2 2008	(250,600)	2009		-57,000	2010	22.72	0
3 2009	(879,000)	2010		-936,000	2011	24.36	0
4 2010	666,700	2011		-269,300	2012	25.31	0
5 2011	(1,751,100)	2012		-2,020,400	2013	25.31	0
6 2012	508,300	2013		-1,512,100	2014	26.53	0
7 2013	2,818,500	2014		1,306,400	2015	25.34	33,110
8 2014	20,262,600	2015		21,569,000	2016	25.10	541,294
9 2015	17,977,500	2016		39,546,500	2017	24.54	970,519
10 2016	4,504,700	2017		44,051,200	2018	24.00	1,057,068
11 2017	11,322,500	2018		55,373,700	2019	23.40	1,295,818
12 2018	23,753,200	2019		79,126,900	2020	24.06	1,903,463
13 2019	6,078,200	2020		85,205,100	2021	23.47	2,000,174
14 2020	5,482,200	2021		90,687,300	2022	22.13	2,007,229
15 2021	1,480,000	2022		92,167,300	2023	20.27	1,868,361
16 2022	24,686,700	2023		116,854,000	2024	19.62	2,292,419
17 2023	45,615,100	2024		162,469,100	2025	19.62	3,187,162
18 2024	29,595,800	2025		192,064,900	2026	19.61	3,766,096
19 2025		2026			2027		
192,064,900		0					

Cumulative @ 5.00%	Cumulative @ 7.00%
3,638	3,437
3,638	3,437
3,638	3,437
3,638	3,437
3,638	3,437
3,638	3,437
24,980	21,447
357,288	296,613
924,730	757,700
1,513,345	1,227,051
2,200,545	1,764,769
3,161,923	2,502,965
4,124,041	3,227,920
5,043,576	3,907,838
5,858,735	4,499,313
6,811,283	5,177,557
8,072,551	6,058,834
9,491,953	7,032,064
9,491,953	7,032,064

Future Value of Increment 20,926,922

NOTES:

¹Tax rate shown for 2026 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie, WI

Tax Incremental District No. 9
Cash Flow Pro Forma



Year	Revenues						Expenditures							Fund Balance		Debt Principal & Advances			Year
	Tax Increments	Intergov Revenue	Debt Proceeds	Interest, Misc. & Other	Land Sales	Total Revenues	General Obligation Debt Pymts	Debt Issuance Costs	Project Costs	Existing Incentive Payments	Transfer to Other Funds	Transfer to Housing Fund	Total Expenditures	Annual	Cumulative ¹	Advances Due to Other Funds	Debt Principal Outstanding	Total	
2015	33,110	4,755				37,865	186,470		5,036	138,000	43,217		372,723	(334,859)	(1,117,597)	1,198,459	5,890,000	7,088,459	2015
2016	541,294	5,938				547,232	221,775		6,750	62,385	23,854		314,764	232,468	(885,129)	960,122	5,830,000	6,790,122	2016
2017	970,519	31,189		96	300,000	1,301,804	394,725		20,576	603,000	41,146		1,059,447	242,357	(642,772)	686,901	5,595,000	6,281,901	2017
2018	1,057,068	31,648		837		1,089,553	485,438		222,885	453,000	0		1,161,323	(71,769)	(714,542)	714,542	5,265,000	5,979,542	2018
2019	1,295,818	38,039	4,155,000	3,079		5,491,936	657,763	55,737	13,993	4,493,600	20,592		5,241,685	250,251	(464,291)	466,633	8,990,000	9,456,633	2019
2020	1,903,463	69,415		12		1,972,890	1,249,125		3,234	412,000	12,500		1,676,860	296,030	(168,261)	170,615	7,995,000	8,165,615	2020
2021	2,000,174	100,791	360,654	12,767		2,474,386	1,713,201	5,131	3,731	300,000	0		2,022,063	452,323	284,062	0	6,860,000	6,860,000	2021
2022	2,007,229	69,415		5,874		2,082,518	1,498,494		15,430		0		1,513,924	568,594	852,656	0	5,555,000	5,555,000	2022
2023	1,868,361	69,415		43,980		1,981,756	1,279,621		20,346		0		1,299,967	681,788	1,534,444	0	4,435,000	4,435,000	2023
2024	2,292,419	69,415		83,290		2,445,124	1,276,720		15,171	831,680			2,123,571	321,553	1,855,997	0	3,285,000	3,285,000	2024
2025	3,187,162	229,248		80,967		3,497,377	2,242,743		12,953				2,255,696	1,241,681	3,097,678	0	1,135,000	1,135,000	2025
2026	3,766,096	229,248		60,000		4,055,344	1,171,420		25,170			3,766,096	4,962,686	(907,342)	2,190,336	0	0	0	2026
2027						0	0						0	0					2027
Total	20,922,711	948,516	4,515,654	290,902	300,000	26,977,783	12,377,495	60,868	365,275	7,293,665	141,309	3,766,096	24,004,709	2,973,074					

NOTES:

¹Fund balance shown for 2025 and preceding years is actual per City's audited financial statements.

Projected TID Closure

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2026	Report type ORIGINAL
TID number 009	TID type 6	TID name TID 09	Creation date 03/28/2007	Mandatory termination date 02/18/2026	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,855,997

Section 3 – Revenue	Amount
Tax increment	\$3,187,162
Investment income	\$80,967
Debt proceeds	
Special assessments	
Shared revenue	\$229,248
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)	\$3,497,377

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$12,953
Interest and fiscal charges	\$92,743
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$2,150,000
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	\$2,255,696

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$3,097,678
Future costs	\$0
Future revenue	
Surplus or deficit	\$3,097,678

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
008	\$117,900	\$0	\$500	\$118,400
009	\$35,412,600	\$0	\$12,700	\$35,425,300
011	\$1,645,500	\$0	\$1,400	\$1,646,900
012	\$1,387,800	\$0	\$8,400	\$1,396,200
013	\$0	\$0	\$7,300	\$7,300
014	\$11,623,100	\$0	\$8,100	\$11,631,200
015	\$307,700	\$0	\$6,300	\$314,000
016	\$8,110,200	\$0	\$0	\$8,110,200
Total	\$58,604,800	\$0	\$44,700	\$58,649,500

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
008	\$118,400	\$6,077,193,700	0.00	\$27,274,230	\$0
009	\$35,425,300	\$6,077,193,700	0.58	\$27,274,230	\$158,191
011	\$1,646,900	\$6,077,193,700	0.03	\$27,274,230	\$8,182
012	\$1,396,200	\$6,077,193,700	0.02	\$27,274,230	\$5,455
013	\$7,300	\$6,077,193,700	0.00	\$27,274,230	\$0
014	\$11,631,200	\$6,077,193,700	0.19	\$27,274,230	\$51,821
015	\$314,000	\$6,077,193,700	0.01	\$27,274,230	\$2,727
016	\$8,110,200	\$6,077,193,700	0.13	\$27,274,230	\$35,456
Total	\$58,649,500	\$6,077,193,700	0.96	\$27,274,230	\$261,833

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$261,833	\$2.61833

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	008	\$540,300	\$5,481,682,200	0.01	\$26,384,639	\$2,638
2024	009	\$12,999,800	\$5,481,682,200	0.24	\$26,384,639	\$63,323
2024	011	\$1,445,100	\$5,481,682,200	0.03	\$26,384,639	\$7,915

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2024	012	\$8,576,200	\$5,481,682,200	0.16	\$26,384,639	\$42,215
2024	013	\$7,499,200	\$5,481,682,200	0.14	\$26,384,639	\$36,938
2024	014	\$8,210,900	\$5,481,682,200	0.15	\$26,384,639	\$39,577
2024	015	\$17,171,600	\$5,481,682,200	0.31	\$26,384,639	\$81,792
2024	016	\$0	\$5,481,682,200	0.00	\$26,384,639	\$0
2024 Total		\$56,443,100	\$5,481,682,200	1.04	\$26,384,639	\$274,400
2023	008	\$43,700	\$4,767,506,600	0.00	\$25,590,679	\$0
2023	009	\$10,692,200	\$4,767,506,600	0.22	\$25,590,679	\$56,299
2023	011	\$9,872,500	\$4,767,506,600	0.21	\$25,590,679	\$53,740
2023	012	\$0	\$4,767,506,600	0.00	\$25,590,679	\$0
2023	013	\$19,218,200	\$4,767,506,600	0.40	\$25,590,679	\$102,363
2023	014	\$1,317,600	\$4,767,506,600	0.03	\$25,590,679	\$7,677
2023	015	\$0	\$4,767,506,600	0.00	\$25,590,679	\$0
2023 Total		\$41,144,200	\$4,767,506,600	0.86	\$25,590,679	\$220,080

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name RENEE SCHWASS	Preparer title Finance Director
Preparer email rschwass@cityofsunprairie.com	Preparer phone (608) 825-1173
Contact name Renee Schwass	Contact title Finance Director
Contact email rschwass@cityofsunprairie.com	Contact phone (608) 334-0787

Submission Information	
Co-muni code	13282
TID number	009
Submission date	06-26-2026 12:30 PM
Confirmation	TIDAR20250394O1782494182497
Submission type	ORIGINAL