

September 16, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 13



Prepared by:

Ehlers
N19W24400 Riverwood Dr, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Sun Prairie, Wisconsin Tax Incremental District No. 13

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. 13 (“District”) was created on September 26, 2017, as an industrial TID to pay the costs of public infrastructure and incentives needed to develop PARK 151, an approximately 95-acre business park located adjacent to USH 151 on the City’s southwest side. The District has an expenditure period that ends on September 26, 2032, and a mandatory termination date of September 26, 2037.

Background Data:	Base Value	\$618,200
	Incremental Value (as of January 1, 2026)	\$68,898,000
	Year End Fund Balance (2025)	\$247,809
	Projected Closure (based on current cash flow*)	2027

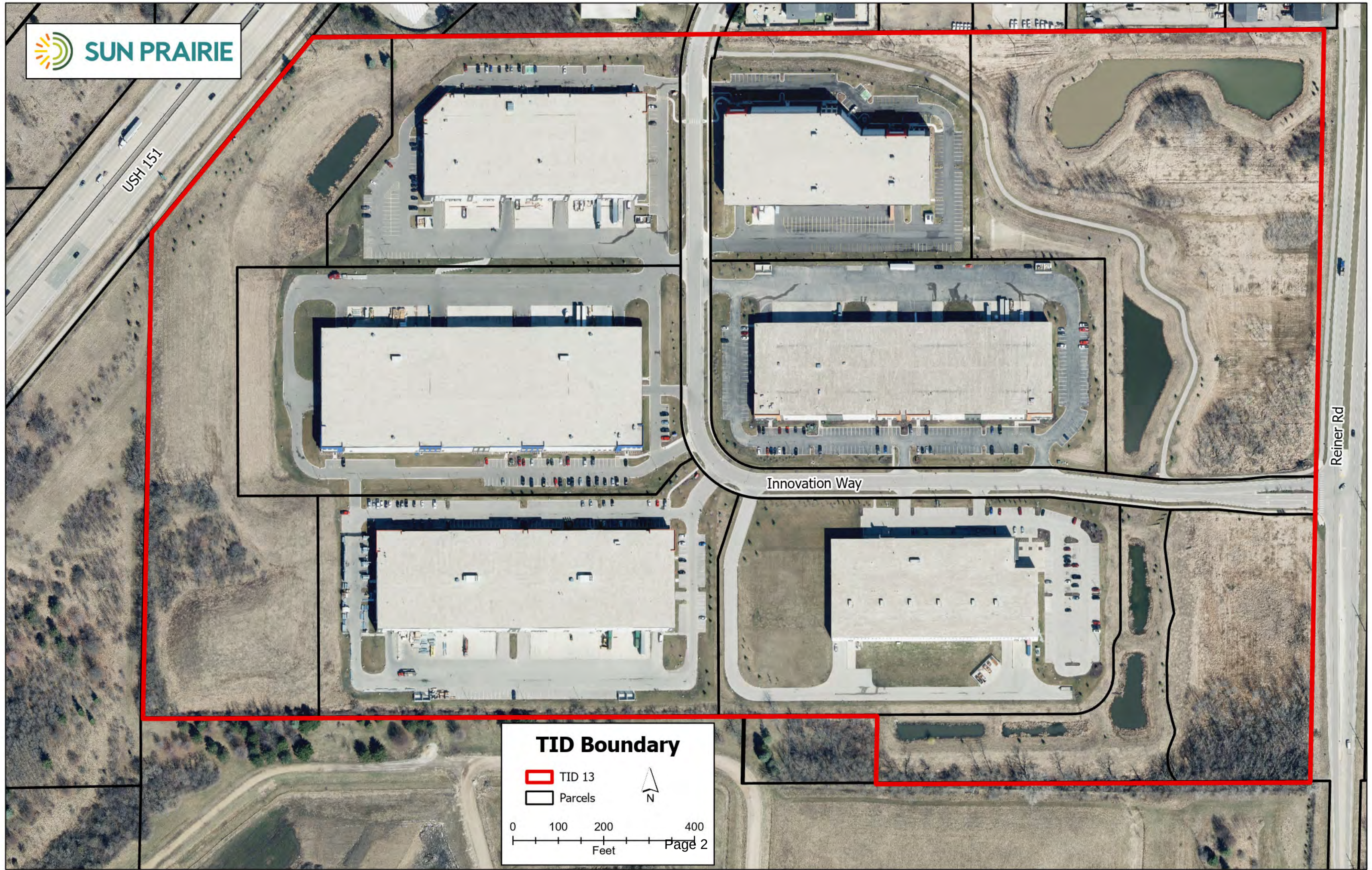
* The City expects to make additional projects costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: 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

Tax Increment District No. 13

Development Assumptions

Construction Year	Actual ¹			Annual Total	Construction Year
1 2017	2,543,800			2,543,800	2017
2 2018	14,438,000			14,438,000	2018
3 2019	8,776,200			8,776,200	2019
4 2020	(15,184,100)			(15,184,100)	2020
5 2021	21,251,000			21,251,000	2021
6 2022	25,895,400			25,895,400	2022
7 2023	9,676,900			9,676,900	2023
8 2024	2,918,400			2,918,400	2024
9 2025	(1,417,600)			(1,417,600)	2025
10 2026				0	2026
11 2027				0	2027
12 2028				0	2028
13 2029				0	2029
14 2030				0	2030
15 2031				0	2031
16 2032				0	2032
17 2033				0	2033
18 2034				0	2034
19 2035				0	2035
20 2036				0	2036
Totals	68,898,000	0	0	68,898,000	

Notes:

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

City of Sun Prairie

Tax Increment District No. 13

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	618,200
District Creation Date	September 26, 2017	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2017	Base Tax Rate ¹	19.62
Max Life (Years)	20	Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	15 9/26/2032		
Revenue Periods/Final Year	20 2038		
Extension Eligibility/Years	Yes 3		
Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2017	2,543,800	2018		2,543,800	2019	\$23.40	59,528
2	2018	14,438,000	2019		16,981,800	2020	\$24.06	408,511
3	2019	8,776,200	2020		25,758,000	2021	\$23.47	604,664
4	2020	-15,184,100	2021		10,573,900	2022	\$22.13	234,038
5	2021	21,251,000	2022		31,824,900	2023	\$20.27	645,135
6	2022	25,895,400	2023		57,720,300	2024	\$19.62	1,132,345
7	2023	9,676,900	2024		67,397,200	2025	\$19.62	1,322,133
8	2024	2,918,400	2025		70,315,600	2026	\$19.61	1,378,780
9	2025	-1,417,600	2026		68,898,000	2027	\$19.51	1,344,228
10	2026	0	2027	0	68,898,000	2028	\$19.41	1,337,507
11	2027	0	2028	0	68,898,000	2029	\$19.32	1,330,820
12	2028	0	2029	0	68,898,000	2030	\$19.22	1,324,166
13	2029	0	2030	0	68,898,000	2031	\$19.12	1,317,545
14	2030	0	2031	0	68,898,000	2032	\$19.03	1,310,957
15	2031	0	2032	0	68,898,000	2033	\$18.93	1,304,402
16	2032	0	2033	0	68,898,000	2034	\$18.84	1,297,880
17	2033	0	2034	0	68,898,000	2035	\$18.74	1,291,391
18	2034	0	2035	0	68,898,000	2036	\$18.65	1,284,934
19	2035	0	2036	0	68,898,000	2037	\$18.56	1,278,509
20	2036	0	2037	0	68,898,000	2038	\$18.46	1,272,117
Totals		68,898,000		0		Future Value of Increment		21,479,590

Notes:

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

City of Sun Prairie
Tax Increment District No. 13
Cash Flow Projection

Year	Projected Revenues						Expenditures					Balances			Year	
	Tax Increments	Investment Income	Misc. Income	Proceeds of Long Term Debt	Other Revenue	Total Revenues	Existing Debt Service	Finance Related Expenses	Develop. Incentive	Project Costs	Admin.	Total Expenditures	Annual	Cumulative ¹		Principal Outstanding
2017						0				29,045	21,996	51,041	(51,041)	(51,041)		2017
2018		40,933	716	3,700,000		3,741,649				2,684,617	12,639	2,697,256	1,044,393	993,352	3,700,000	2018
2019	59,528	29,386	13	3,577,497		3,666,424	3,872,192	75,057		822,001	17,860	4,787,110	(1,120,686)	(127,334)	3,415,000	2019
2020	408,511	2,479	50			411,040	323,550	433		546,131	6,847	876,961	(465,920)	(593,254)	3,200,000	2020
2021	604,664	221				604,885	322,623				4,093	326,716	278,170	(315,084)	2,980,000	2021
2022	234,038	875	76	128,000		362,989	326,378		336,000		17,327	679,705	(316,716)	(631,800)	2,750,000	2022
2023	645,135					645,135	324,779				99,164	423,943	221,193	(410,608)	2,515,000	2023
2024	1,132,345	7,310				1,139,655	336,355		293,093	81,546	11,919	722,914	416,742	6,134	2,275,000	2024
2025	1,322,133	16,714	43,067			1,381,914	339,005		706,907		94,327	1,140,239	241,675	247,809	2,025,000	2025
2026	1,378,780	22,483	43,067			1,444,330	442,139			18,544	118,552	579,235	865,095	1,112,904	1,770,000	2026
2027	1,344,228	23,000	43,067			1,410,295	326,100			22,624	97,593	446,317	963,978	2,076,882	1,500,000	2027
2028	1,337,507	21,600	43,067			1,402,174	325,100				107,593	432,693	969,481	3,046,363	1,220,000	2028
2029	1,330,820		43,067			1,373,887	323,700					323,700	1,050,187	4,096,550	930,000	2029
2030	1,324,166		43,067			1,367,233	323,400					323,400	1,043,833	5,140,382	630,000	2030
2031	1,317,545		43,067			1,360,612	324,250					324,250	1,036,362	6,176,744	320,000	2031
2032	1,310,957		43,067			1,354,024	324,800					324,800	1,029,224	7,205,968	0	2032
2033	1,304,402		43,067			1,347,469	0					0	1,347,469	8,553,437	0	2033
2034	1,297,880		43,067			1,340,947	0					0	1,340,947	9,894,384	0	2034
2035	1,291,391		43,067			1,334,458	0					0	1,334,458	11,228,842	0	2035
2036	1,284,934		43,067			1,328,001	0					0	1,328,001	12,556,843	0	2036
2037	1,278,509		43,067			1,321,576	0					0	1,321,576	13,878,419	0	2037
2038	1,272,117		43,067			1,315,184						0	1,315,184	15,193,602	0	2038
Total	21,479,590	165,001	603,793	7,405,497	0	29,653,881	8,234,371	75,490	1,336,000	4,204,508	609,910	14,460,279				Total

Notes:

Projected TID Closure

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

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

Section 1 – Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2026	Report type ORIGINAL
TID number 013	TID type 5	TID name TID 13	Creation date 09/26/2017	Mandatory termination date 09/26/2037	Anticipated termination date 02/28/2028

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$6,134

Section 3 – Revenue	Amount
Tax increment	\$1,322,133
Investment income	\$16,714
Debt proceeds	
Special assessments	
Shared revenue	\$43,067
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)	\$1,381,914

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$94,327
Interest and fiscal charges	\$81,237
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$257,768
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Park 151 LLC	\$706,907
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$1,140,239

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$247,809
Future costs	\$2,418,058
Future revenue	\$2,418,058
Surplus or deficit	\$247,809

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)
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
------------------------	--------------------------	-----------------------------------

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	013
Submission date	06-28-2026 04:33 PM
Confirmation	TIDAR20250394O1782496534770
Submission type	ORIGINAL