

October 9, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Elm Grove

Tax Incremental District No. 3



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Village of Elm Grove, 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 March 8, 2022, as a blighted area district. The TID has an expenditure period that ends on March 8, 2044, and mandatory termination date of March 28, 2050.

Background Data:	Base Value	\$ 12,482,100
	Incremental Value (as of January 1, 2025)	\$ 76,144,800
	Year End Fund Balance (2024)	\$ 0
	Projected Closure (based on 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 projections only.

Notes: The District was created to pay the cost of development incentives related to redevelopment of the School Sisters of Notre Dame property by the Mandel Group. The project, Caroline Heights, includes 237 luxury apartments; a total of 35 units within Notre Dame Hall and Maria Hall which were preserved, and 202 units within three new buildings. Construction will be completed in 2025.

In addition to the apartment project, a total of 21 new single-family lots were also created on land acquired by Mandel but not needed for the apartments.

Incentives consist of \$8,466,000 to be paid to the developer in cash within 60 days of occupancy of the final building of the apartment project, and \$9.8 million to be

paid in installments from tax increment generated by the District. The Village issued taxable G.O. Bonds in August of 2025 to finance the up-front portion of the incentive.

The Village will also finance approximately \$865,000 in water main improvements to extend water service beyond the development project to the downtown area. The Village expects to finance and complete this work in spring and summer of 2026. Under the development agreement, Village debt service for both the up-front incentive and the water main extension has priority of payment over the installment incentives.

**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)



TID #3 Preliminary Map

Legend

- TID #3 Boundary
- Parcels within TID #2



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Notes
 Tax Incremental District #3 Map - Boundary in Red

Village of Elm Grove, Wisconsin

Tax Increment District #3

Development Assumptions

Construction Year	Actual	Caroline Heights ¹	Single Family Land ²	# Built	Single Family Homes ³	Annual Total	Construction Year
1 2022	6,115,100				1,185,000	6,115,100	2022 1
2 2023	8,491,200					8,491,200	2023 2
3 2024	61,538,500					61,538,500	2024 3
4 2025		8,884,750		4	4,740,000	13,624,754	2025 4
5 2026		8,884,750		5	5,925,000	14,809,755	2026 5
6 2027				5	5,925,000	5,925,005	2027 6
7 2028				5	5,925,000	5,925,005	2028 7
8 2029				2	2,370,000	2,370,002	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
21 2042						0	2042 21
22 2043						0	2043 22
23 2044						0	2044 23
24 2045						0	2045 24
25 2046						0	2046 25
26 2047						0	2047 26
27 2048						0	2048 27
Totals	76,144,800	17,769,500	0	21	24,885,000	118,799,321	

Notes:

¹Assumes final valuation of \$89.58 million (per April 11, 2025 assessor letter)

²Valuation estimate of \$4,334,800 per April 8, 2025 assessor letter included in value added in construction year 2024.

³Assumed value is average of construction cost reported on first four building permits.

Village of Elm Grove, Wisconsin

Tax Increment District #3

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	12,482,100
District Creation Date	December 20, 2021		Appreciation Factor	2.25%
Valuation Date	Jan 1,	2022	Base Tax Rate	\$12.73
Max Life (Years)	27		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	22	12/20/2043		
Revenue Periods/Final Year	27	2050		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2022	6,115,100	2023		6,115,100	2024	\$13.07	79,945
2	2023	8,491,200	2024		14,606,300	2025	\$12.73	185,998
3	2024	61,538,500	2025		76,144,800	2026	\$12.73	969,634
4	2025	13,624,754	2026	1,713,258	91,482,812	2027	\$12.73	1,164,950
5	2026	14,809,755	2027	2,058,363	108,350,930	2028	\$12.73	1,379,750
6	2027	5,925,005	2028	2,437,896	116,713,831	2029	\$12.73	1,486,244
7	2028	5,925,005	2029	2,626,061	125,264,897	2030	\$12.73	1,595,134
8	2029	2,370,002	2030	2,818,460	130,453,360	2031	\$12.73	1,661,204
9	2030	0	2031	2,935,201	133,388,560	2032	\$12.73	1,698,581
10	2031	0	2032	3,001,243	136,389,803	2033	\$12.73	1,736,800
11	2032	0	2033	3,068,771	139,458,573	2034	\$12.73	1,775,878
12	2033	0	2034	3,137,818	142,596,391	2035	\$12.73	1,815,835
13	2034	0	2035	3,208,419	145,804,810	2036	\$12.73	1,856,691
14	2035	0	2036	3,280,608	149,085,418	2037	\$12.73	1,898,467
15	2036	0	2037	3,354,422	152,439,840	2038	\$12.73	1,941,182
16	2037	0	2038	3,429,896	155,869,737	2039	\$12.73	1,984,859
17	2038	0	2039	3,507,069	159,376,806	2040	\$12.73	2,029,518
18	2039	0	2040	3,585,978	162,962,784	2041	\$12.73	2,075,182
19	2040	0	2041	3,666,663	166,629,446	2042	\$12.73	2,121,874
20	2041	0	2042	3,749,163	170,378,609	2043	\$12.73	2,169,616
21	2042	0	2043	3,833,519	174,212,128	2044	\$12.73	2,218,432
22	2043	0	2044	3,919,773	178,131,901	2045	\$12.73	2,268,347
23	2044	0	2045	4,007,968	182,139,868	2046	\$12.73	2,319,385
24	2045	0	2046	4,098,147	186,238,015	2047	\$12.73	2,371,571
25	2046	0	2047	4,190,355	190,428,371	2048	\$12.73	2,424,931
26	2047	0	2048	4,284,638	194,713,009	2049	\$12.73	2,479,492
27	2048	0	2049	4,381,043	199,094,052	2050	\$12.73	2,535,281
Totals		118,799,321		80,294,731		Future Value of Increment		48,244,781

Notes:

¹Tax rate shown for 2025 and preceding revenue years is actual equalized rate from DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Elm Grove, Wisconsin

Tax Increment District #3

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures											Balances			Year				
	Tax Increments	Proceeds of LT Debt	Total Revenues	Series 2025A G.O. Notes 60,000 Dated Date: 08/13/25			Series 2025B Taxable G.O. Notes 8,545,000 Dated Date: 08/13/25			Series 2026A G.O. Notes 865,000 Dated Date: 05/01/26			Development Incentives		Water System Improvements	Finance Related Expense	Admin. ⁵		Total Expenditures	Annual	Cumulative	TID #3 Debt Principal Outstanding
2022			0														3,000	3,000	(3,000)	(3,000)		2022
2023			0														13,789	13,789	(13,789)	(16,789)		2023
2024	79,945		79,945														63,156	63,156		(0)		2024
2025	185,998	8,715,581	8,901,579										55,209	8,466,000	60,000	196,688	5,202	8,783,099	118,480	118,480	8,605,000	2025
2026	969,634	865,000	1,834,634	30,000	2.990%	1,442		441,709					491,178		805,845	50,000	5,306	1,825,479	9,155	127,635	9,440,000	2026
2027	1,164,950		1,164,950	30,000	3.010%	452	155,000	5.00%	416,800	30,000	3.280%	34,587	492,699				5,412	1,164,950	0	127,635	9,225,000	2027
2028	1,379,750		1,379,750				495,000	5.00%	400,550	35,000	2.950%	26,563	417,116				5,520	1,379,750	0	127,635	8,695,000	2028
2029	1,486,244		1,486,244				555,000	5.00%	374,300	35,000	2.750%	25,566	490,747				5,631	1,486,244	0	127,635	8,105,000	2029
2030	1,595,134		1,595,134				605,000	5.00%	345,300	40,000	2.770%	24,531	574,560				5,743	1,595,134	0	127,635	7,460,000	2030
2031	1,661,204		1,661,204				660,000	5.00%	313,675	40,000	2.810%	23,415	618,257				5,858	1,661,204	0	127,635	6,760,000	2031
2032	1,698,581		1,698,581				705,000	5.00%	279,550	40,000	2.870%	22,279	645,778				5,975	1,698,581	0	127,635	6,015,000	2032
2033	1,736,800		1,736,800				760,000	5.00%	242,925	40,000	2.930%	21,119	666,661				6,095	1,736,800	0	127,635	5,215,000	2033
2034	1,775,878		1,775,878				810,000	5.00%	203,675	45,000	3.000%	19,858	691,128				6,217	1,775,878	0	127,635	4,360,000	2034
2035	1,815,835		1,815,835				860,000	4.70%	163,215	45,000	3.080%	18,490	722,789				6,341	1,815,835	0	127,635	3,455,000	2035
2036	1,856,691		1,856,691				910,000	4.75%	121,393	45,000	3.130%	17,092	756,738				6,468	1,856,691	0	127,635	2,500,000	2036
2037	1,898,467		1,898,467				955,000	4.85%	76,621	45,000	3.200%	15,668	799,580				6,597	1,898,467	0	127,635	1,500,000	2037
2038	1,941,182		1,941,182				875,000	4.95%	31,806	45,000	3.350%	14,194	968,452				6,729	1,941,182	0	127,635	580,000	2038
2039	1,984,859		1,984,859				100,000	5.05%	7,625	50,000	3.400%	12,591	1,409,107				6,864	1,586,186	398,672	526,307	430,000	2039
2040	2,029,518		2,029,518				100,000	5.10%	2,550	50,000	3.450%	10,878					7,001	170,429	1,859,089	2,385,396	280,000	2040
2041	2,075,182		2,075,182							50,000	3.500%	9,141					7,141	66,282	2,008,900	4,394,297	230,000	2041
2042	2,121,874		2,121,874							55,000	3.550%	7,289					7,284	69,573	2,052,300	6,446,597	175,000	2042
2043	2,169,616		2,169,616							55,000	3.580%	5,329					7,430	67,758	2,101,858	8,548,455	120,000	2043
2044	2,218,432		2,218,432							60,000	3.610%	3,261					7,578	70,839	2,147,593	10,696,048	60,000	2044
2045	2,268,347		2,268,347							60,000	3.630%	1,089					7,730	68,819	2,199,528	12,895,576	0	2045
2046	2,319,385		2,319,385														7,884	7,884	2,311,500	15,207,076	0	2046
2047	2,371,571		2,371,571														8,042	8,042	2,363,529	17,570,605	0	2047
2048	2,424,931		2,424,931														8,203	8,203	2,416,728	19,987,333	0	2048
2049	2,479,492		2,479,492														8,367	8,367	2,471,125	22,458,459	0	2049
2050	2,535,281		2,535,281														8,534	8,534	2,526,746	24,985,205	0	2050
Total	48,244,781	9,580,581	57,825,362	60,000		1,893	8,545,000		3,421,694	865,000		312,937	9,800,000	8,466,000	865,845	246,688	255,101	32,840,157				Total

Notes:

¹Estimated Rate is Village of Menomonee Falls (Aa2) reoffering yields from February 6, 2025 competitive sale + .25.

²Estimated Rate is Village of Whitefish Bay (Aa1) reoffering yields from November 14, 2024 competitive sale of \$9,100,000 G.O. Notes.

³Installment Grant payments totaling \$9,800,000 will be made from Available Tax Increment on a subordinate basis to Village debt service incurred to pay the TID Grant and to extend the water system, and actual out of pocket costs incurred in connection with the audit and administration of the District to the extent allocated to the Property subject to certain limitations identified in the Development Agreement.

⁴TID Grant in the sum of \$8,466,000 will be paid to the Developer within 60 days of issuance of the occupancy permit for the last building of the Apartment Project.

⁵Audit and administrative costs, to qualify for priority payment over the Installment Grant, may not exceed the amount equal to a ten percent increase over the corresponding amount shown on Exhibit 16 of the Development Agreement.

Projected TID Closure

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 67122	Municipality ELM GROVE	County WAUKESHA	Due date 07/01/2025	Report type ORIGINAL	
TID number 003	TID type 2	TID name TID 3 Caroline Heights Development	Creation date 03/28/2022	Mandatory termination date 03/28/2050	Anticipated termination date 12/31/2041

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-16,789

Section 3 – Revenue	Amount
Tax increment	\$79,945
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)	\$79,945

Section 4 – Expenditures	Amount
Capital expenditures	\$201
Administration	\$7,595
Professional services	
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 Mandel	\$55,210
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$63,156

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$0
Future costs	\$32,758,469
Future revenue	\$36,480,425
Surplus or deficit	\$3,721,956

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)
002	\$41,500	\$0	\$-200	\$41,300
003	\$3,790,500	\$-1,622,200	\$-100	\$2,168,200
Total	\$3,832,000	\$-1,622,200	\$-300	\$2,209,500

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
002	\$41,300	\$1,611,607,000	0.00	\$7,291,716	\$0
003	\$2,168,200	\$1,611,607,000	0.13	\$7,291,716	\$9,479
Total	\$2,209,500	\$1,611,607,000	0.13	\$7,291,716	\$9,479

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$9,479	\$0.09479

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	002	\$411,800	\$1,481,021,900	0.03	\$7,229,369	\$2,169
2023	003	\$53,400	\$1,481,021,900	0.00	\$7,229,369	\$0
2023	Total	\$465,200	\$1,481,021,900	0.03	\$7,229,369	\$2,169

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Monica Hughes	Contact title Finance Director
Contact email mhughes@elmgrovewi.org	Contact phone (262) 780-6642