

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# City of Lodi, WI

## Tax Incremental District No. 4



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive, Suite 100  
Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# Annual Tax Incremental District Report

## City of Lodi, 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 June 2, 2015 as a Rehabilitation district. The TID has an expenditure period that ends on June 2, 2037 and has a mandatory termination date of June 2, 2042. The final year of increment collection is 2043.

<b>Background Data:</b>	Base Value	\$16,032,800
	Incremental Value (as of January 1, 2025)	\$4,666,600
	Year End Fund Balance (2024)	\$29,700
	Projected Closure (based on current cash flow*)	2029

\* 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 Development Assumptions
- Tax Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)



# City of Lodi, Wisconsin

## Tax Increment District #4

### Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2015	177,200	177,200	2015	1
2	2016	772,800	772,800	2016	2
3	2017	85,900	85,900	2017	3
4	2018	(1,011,000)	(1,011,000)	2018	4
5	2019	7,077,400	7,077,400	2019	5
6	2020	(2,702,800)	(2,702,800)	2020	6
7	2021	(1,064,800)	(1,064,800)	2021	7
8	2022	3,813,200	3,813,200	2022	8
9	2023	(2,207,400)	(2,207,400)	2023	9
10	2024	(273,900)	(273,900)	2024	10
11	2025		0	2025	11
12	2026		0	2026	12
13	2027		0	2027	13
14	2028		0	2028	14
15	2029		0	2029	15
16	2030		0	2030	16
17	2031		0	2031	17
18	2032		0	2032	18
19	2033		0	2033	19
20	2034		0	2034	20
21	2035		0	2035	21
22	2036		0	2036	22
23	2037		0	2037	23
24	2038		0	2038	24
25	2039		0	2039	25
26	2040		0	2040	26
27	2041		0	2041	27
Totals		4,666,600	4,666,600		

Notes:

# City of Lodi, Wisconsin

## Tax Increment District #4

### Tax Increment Projection Worksheet - All projects

Type of District	Rehabilitation		Base Value	16,032,800
District Creation Date	June 2, 2015		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2015	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	22	6/2/2037		
Revenue Periods/Final Year	27	2043		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	N/A
Recipient District	Yes		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	177,200	2016	177,200	2017	\$25.02	4,434
2	2016	772,800	2017	950,000	2018	\$24.17	22,962
3	2017	85,900	2018	1,035,900	2019	\$24.28	25,150
4	2018	(1,011,000)	2019	24,900	2020	\$23.91	595
5	2019	7,077,400	2020	7,102,300	2021	\$24.40	173,304
6	2020	(2,702,800)	2021	4,399,500	2022	\$23.86	104,965
7	2021	(1,064,800)	2022	3,334,700	2023	\$20.46	71,527
8	2022	3,813,200	2023	7,147,900	2024	\$18.28	130,680
9	2023	(2,207,400)	2024	4,940,500	2025	\$17.10	84,470
10	2024	-273,900	2025	0	2026	\$15.38	71,775
11	2025	0	2026	0	2027	\$15.30	71,416
12	2026	0	2027	0	2028	\$15.23	71,059
13	2027	0	2028	0	2029	\$15.15	70,704
14	2028	0	2029	0	2030	\$15.08	70,350
15	2029	0	2030	0	2031	\$15.00	69,999
16	2030	0	2031	0	2032	\$14.92	69,649
17	2031	0	2032	0	2033	\$14.85	69,300
18	2032	0	2033	0	2034	\$14.78	68,954
19	2033	0	2034	0	2035	\$14.70	68,609
20	2034	0	2035	0	2036	\$14.63	68,266
21	2035	0	2036	0	2037	\$14.56	67,925
22	2036	0	2037	0	2038	\$14.48	67,585
23	2037	0	2038	0	2039	\$14.41	67,247
24	2038	0	2039	0	2040	\$14.34	66,911
25	2039	0	2040	0	2041	\$14.27	66,576
26	2040	0	2041	0	2042	\$14.20	66,243
27	2041	0	2042	0	2043	\$14.12	65,912
<b>Totals</b>	<b>4,666,600</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>1,856,567</b>

Notes:

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

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

# City of Lodi, Wisconsin

## Tax Increment District #4

### Cash Flow Projection

Year	Projected Revenues							Expenditures							Balances			Year			
	Tax Increments	Other	Personal Property Aid	Long-term debt	Intergov.	Shortfall Payments	Total Revenues	State Trust Fund Loan - Vet Clinic 500,000			State Trust Fund Loan - Lodi Industrial 150,000			Conservation and development	Capital Outlay	Fiscal Charges	Total Expenditures		Annual	Cumulative	Principal Outstanding
								Dated Date: Principal	01/12/18 Interest	Total	Dated Date: Principal	01/12/18 Interest	Total								
2015	0						0							14,237	135,006		149,243	(149,243)	(149,243)	650,002	2015
2016	0						0							19,334	531	10,095	29,960	(29,960)	(179,203)	630,592	2016
2017	4,434				6,749		11,183							29,685	3,546	8,502	41,733	(30,550)	(209,753)	650,002	2017
2018	22,962			650,000	6,848	43,312	723,122			0				650,726		1,539	652,265	70,857	(138,896)	650,002	2018
2019	25,150	8,300			7,013		40,463	14,930	23,397	38,327	4,479	7,019	11,498	4,002		6,712	60,540	(20,077)	(158,973)	630,592	2019
2020	595		3,291		7,014	(8,648)	2,252	18,872	19,456	38,327	5,661	5,837	11,498	10,671		6,712	67,209	(64,956)	(223,929)	606,060	2020
2021	173,304				7,013		180,317	19,680	18,648	38,327	5,904	5,594	11,498	1,817		6,711	58,353	121,964	(101,966)	580,476	2021
2022	104,965				7,013		111,978	20,467	17,861	38,327	6,140	5,358	11,498	2,816		6,712	59,354	52,624	(49,342)	553,869	2022
2023	71,527				7,013		78,540	21,285	17,042	38,327	6,386	5,113	11,498	2,850		23,015	75,691	2,849	(46,493)	526,198	2023
2024	130,680		3,290		7,013		140,983	22,094	16,235	38,329	6,628	4,871	11,498	2,884	12,078		64,790	76,193	29,700	497,476	2024
2025	84,470		46,423		7,013		137,906	23,020	15,307	38,327	6,906	4,592	11,498	5,000			54,826	83,080	112,780	467,550	2025
2026	71,775		46,423		7,013		125,211	23,941	14,386	38,327	7,182	4,316	11,498	5,000			54,826	70,385	183,165	436,426	2026
2027	71,416		46,423		7,013		124,852	24,899	13,429	38,327	7,470	4,029	11,498	5,000			54,826	70,026	253,191	404,057	2027
2028	71,059		46,423		7,013		124,495	25,861	12,467	38,327	7,758	3,739	11,497	5,000			54,825	69,670	322,861	370,438	2028
2029	70,704		46,423		7,013		124,139	26,929	11,398	38,327	8,079	3,419	11,498	5,000			54,826	69,314	392,175	335,430	2029
2030	70,350		46,423		7,013		123,786	28,007	10,321	38,327	8,402	3,096	11,498	5,000			54,826	68,960	461,135	299,022	2030
2031	69,999		46,423		7,013		123,434	29,127	9,201	38,327	8,738	2,760	11,498	5,000			54,826	68,608	529,743	261,157	2031
2032	69,649		46,423		7,013		123,084	30,270	8,058	38,327	9,081	2,417	11,498	5,000			54,826	68,258	598,002	221,806	2032
2033	69,300		46,423		7,013		122,736	31,503	6,825	38,327	9,451	2,048	11,499	5,000			54,826	67,910	665,912	180,853	2033
2034	68,954		46,423		7,013		122,389	32,763	5,565	38,327	9,829	1,669	11,498	5,000			54,826	67,564	733,475	138,261	2034
2035	68,609		46,423		7,013		122,045	34,073	4,254	38,327	10,222	1,276	11,498	5,000			54,826	67,219	800,694	93,966	2035
2036	68,266		46,423		7,013		121,702	35,428	2,899	38,327	10,628	870	11,498	5,000			54,825	66,876	867,570	47,909	2036
2037	67,925		46,423		7,013		121,360	36,853	1,474	38,327	11,056	442	11,498	5,000			54,825	66,535	934,105	0	2037
2038	67,585		46,423		7,013		121,021										0	121,021	1,055,126		2038
2039	67,247		46,423		7,013		120,683										0	120,683	1,175,808		2039
2040	66,911		46,423		7,013		120,346										0	120,346	1,296,155		2040
2041	66,576		46,423		7,013		120,012										0	120,012	1,416,166		2041
2042	66,243		46,423		7,013		119,679										0	119,679	1,535,845		2042
2043	65,912		46,423		7,013		119,348										0	119,348	1,655,193		2043
<b>Total</b>	<b>1,856,567</b>	<b>8,300</b>	<b>888,610</b>	<b>650,000</b>	<b>188,923</b>	<b>34,664</b>	<b>3,627,064</b>	<b>500,002</b>	<b>228,221</b>	<b>728,223</b>	<b>150,000</b>	<b>68,466</b>	<b>218,466</b>	<b>804,022</b>	<b>139,083</b>	<b>82,077</b>	<b>1,971,871</b>				<b>Total</b>

Notes:

Projected TID Closure if no other costs are incurred

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>11246</b>	Municipality <b>LODI</b>	County <b>COLUMBIA</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>	
TID number <b>004</b>	TID type <b>3</b>	TID name <b>NA</b>	Creation date <b>06/02/2015</b>	Mandatory termination date <b>06/02/2042</b>	Anticipated termination date <b>N/A</b>

<b>Section 2 – Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>-\$46,493</b>

<b>Section 3 – Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$130,679
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Shared revenue</b>	\$10,304
<b>Sale of property</b>	
<b>Allocation from another TID</b>	
TID number	
<b>Developer guarantees</b>	
Developer name	
<b>Transfer from other funds</b>	
Source	
<b>Grants</b>	
Source	
<b>Other revenue</b>	
Source	
<b>Total Revenue (deposits)</b>	<b>\$140,983</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	
Professional services	\$2,733
Interest and fiscal charges	\$33,187
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$28,720
Environmental costs	
Real property assembly costs	
<b>Allocation to another TID</b>	
TID number	
<b>Developer grants</b>	
Developer name 0	\$0
Developer name NA	\$0
Developer name NA	\$0
<b>Transfer to other funds</b>	
Fund	
<b>Other expenditures</b>	
Name	
<b>Total Expenditures</b>	<b>\$64,790</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$29,700
Future costs	\$712,735
Future revenue	\$2,648,135
Surplus or deficit	\$1,965,100

**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	\$11,100	\$0	\$-300	\$10,800
005	\$173,900	\$0	\$-100	\$173,800
<b>Total</b>	<b>\$185,000</b>	<b>\$0</b>	<b>\$-400</b>	<b>\$184,600</b>

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	\$412,078,600	0.00	\$1,757,257	\$0
004	\$10,800	\$412,078,600	0.00	\$1,757,257	\$0
005	\$173,800	\$412,078,600	0.04	\$1,757,257	\$703
<b>Total</b>	<b>\$184,600</b>	<b>\$412,078,600</b>	<b>0.04</b>	<b>\$1,757,257</b>	<b>\$703</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$703	\$0.00703

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	\$357,329,600	0.00	\$1,724,644	\$0
2023	004	\$443,000	\$357,329,600	0.12	\$1,724,644	\$2,070
2023	005	\$66,400	\$357,329,600	0.02	\$1,724,644	\$345
<b>2023</b>	<b>Total</b>	<b>\$509,400</b>	<b>\$357,329,600</b>	<b>0.14</b>	<b>\$1,724,644</b>	<b>\$2,415</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Contact Information</b>	
Contact name <b>Sandra Bloechl</b>	Contact title <b>Treasurer</b>
Contact email <b>sbloechl@cityoflodi.us</b>	Contact phone <b>(608) 592-0714</b>