

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 44201	Municipality APPLETON		County OUTAGAMIE	Due date 07/01/2026	Report type ORIGINAL
TID number 011	TID type 2	TID name TID 11	Creation date 08/02/2017	Mandatory termination date 08/02/2044	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$979,575

Section 3 – Revenue	Amount
Tax increment	\$55,892
Investment income	\$72,892
Debt proceeds	
Special assessments	
Shared revenue	\$418,052
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)	\$546,836

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Section 4 – Expenditures	Amount
Capital expenditures	\$16,717
Administration	\$7,770
Professional services	
Interest and fiscal charges	\$23,360
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$926,450
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Gabriel Lofts	\$61,215
Developer name Avant Apartments	\$62,211
Developer name 320 East College LLC	\$147,697
Developer name Zuelke Flats LLC	\$120,492
Developer name Urbane	\$125,213
Developer name Kelly Baier	\$7,000
Developer name The Historic Cornerstone	\$7,000
Developer name Shiraz Holdings LLC	\$7,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$1,512,275

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$14,136
Future costs	\$0
Future revenue	
Surplus or deficit	\$14,136

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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)
003	\$157,700	\$0	\$0	\$157,700
007	\$475,800	\$0	\$0	\$475,800
008	\$57,100	\$0	\$100	\$57,200
009	\$785,400	\$0	\$0	\$785,400
010	\$256,900	\$0	\$0	\$256,900
011	\$26,668,900	\$-160,000	\$10,000	\$26,518,900
012	\$233,700	\$0	\$-200	\$233,500
013	\$17,988,000	\$0	\$18,000	\$18,006,000
Total	\$46,623,500	\$-160,000	\$27,900	\$46,491,400

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	\$157,700	\$8,656,544,800	0.00	\$42,135,901	\$0
007	\$475,800	\$8,656,544,800	0.01	\$42,135,901	\$4,214
008	\$57,200	\$8,656,544,800	0.00	\$42,135,901	\$0
009	\$785,400	\$8,656,544,800	0.01	\$42,135,901	\$4,214
010	\$256,900	\$8,656,544,800	0.00	\$42,135,901	\$0
011	\$26,518,900	\$8,656,544,800	0.31	\$42,135,901	\$130,621
012	\$233,500	\$8,656,544,800	0.00	\$42,135,901	\$0
013	\$18,006,000	\$8,656,544,800	0.21	\$42,135,901	\$88,485
Total	\$46,491,400	\$8,656,544,800	0.54	\$42,135,901	\$227,534

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$227,534	\$2.27534

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	003	\$-321,700	\$8,640,805,200	0.00	\$41,433,193	\$0
2024	007	\$-214,100	\$8,640,805,200	0.00	\$41,433,193	\$0
2024	008	\$71,600	\$8,640,805,200	0.00	\$41,433,193	\$0

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2024	009	\$7,900	\$8,640,805,200	0.00	\$41,433,193	\$0
2024	010	\$-1,029,500	\$8,640,805,200	-0.01	\$41,433,193	\$-4,143
2024	011	\$9,556,000	\$8,640,805,200	0.11	\$41,433,193	\$45,577
2024	012	\$-633,300	\$8,640,805,200	-0.01	\$41,433,193	\$-4,143
2024	013	\$28,533,000	\$8,640,805,200	0.33	\$41,433,193	\$136,730
2024 Total		\$35,969,900	\$8,640,805,200	0.42	\$41,433,193	\$174,019
2023	003	\$1,310,800	\$7,511,516,400	0.02	\$40,126,921	\$8,025
2023	007	\$593,400	\$7,511,516,400	0.01	\$40,126,921	\$4,013
2023	008	\$128,400	\$7,511,516,400	0.00	\$40,126,921	\$0
2023	009	\$0	\$7,511,516,400	0.00	\$40,126,921	\$0
2023	010	\$3,932,500	\$7,511,516,400	0.05	\$40,126,921	\$20,063
2023	011	\$23,705,000	\$7,511,516,400	0.32	\$40,126,921	\$128,406
2023	012	\$1,554,900	\$7,511,516,400	0.02	\$40,126,921	\$8,025
2023 Total		\$31,225,000	\$7,511,516,400	0.42	\$40,126,921	\$168,533

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Section 7 – Preparer/Contact Information	
Preparer name Jennifer L. Messerschmidt	Preparer title Treasurer
Preparer email jennifer.messerschmidt@appletonwi.gov	Preparer phone (920) 832-6316
Contact name Jennifer L. Messerschmidt	Contact title Treasurer
Contact email jennifer.messerschmidt@appletonwi.gov	Contact phone (920) 832-6316

Submission Information	
Co-muni code	44201
TID number	011
Submission date	06-29-2026 03:43 PM
Confirmation	TIDAR20251206O1782765804558
Submission type	ORIGINAL