

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WEST BEND
 Local Government Number: 74G691

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST BEND CITY URBAN RENEWAL	55002	7
WEST BEND URBAN RENEWAL	74005	2

TIF Debt Outstanding: 600,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 8,383 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	104,277	
TIF Sp. Revenue Fund Interest:	98	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	104,375	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	106,000	
Returned to County Treasurer:	0	
Total Expenditures:	106,000	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 6,758 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 487,242

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Urban Renewal Area Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND CITY URBAN RENEWAL
 UR Area Number: 55002

UR Area Creation Date: 11/1993

The primary goal is to stimulate, through public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST BEND CITY/WEST BEND-MALLARD SCH/BUTTER BRAID URB REN TIF INCREM	550103	550104	0
WEST BEND CITY AG/WEST BEND-MALLARD SCH/URBAN RENEWAL TIF INCREM	550117	550118	0
WEST BEND CITY/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT	550127	550128	2,157,716
WEST BEND CITY AG/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT	550129	550130	5,881
WEST BEND CITY/WEST BEND-MALLARD SCH/UR STEVENS BUILDING TIF INCREM	550131	550132	0
WEST BEND CITY WEST BEND SCH COUNTRY MAID TIF INCR	550139	550140	0
WEST BEND AG/WEST BEND - MALLARD SCH/URBAN REN AMEND 8 TIF INCREMENT	550156	550157	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,008	357,853	12,253,664	4,458,820	0	-4,000	17,152,345	0	17,152,345
Taxable	61,785	165,840	9,753,976	3,947,451	0	-4,000	13,925,052	0	13,925,052
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-253,512	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	59,828		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	59,828		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	86,000		
Returned to County Treasurer:	0		
Total Expenditures:	86,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-279,684	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WEST BEND CITY URBAN RENEWAL

West Bend Fire Station

Description:	Constructed Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Expansion

Description:	Purchase of Land in Industrial Park
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST BEND CITY URBAN RENEWAL

ILEC Loan-USDA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	72,000
Interest:	0
Total:	72,000
Annual Appropriation?:	No
Date Incurred:	07/11/2016
FY of Last Payment:	2026

West Bend Muncipal Gas

Debt/Obligation Type:	Internal Loans
Principal:	348,000
Interest:	0
Total:	348,000
Annual Appropriation?:	No
Date Incurred:	10/25/2021
FY of Last Payment:	2031

Non-Rebates For WEST BEND CITY URBAN RENEWAL

TIF Expenditure Amount:	36,000
Tied To Debt:	ILEC Loan-USDA
Tied To Project:	West Bend Fire Station
TIF Expenditure Amount:	50,000
Tied To Debt:	West Bend Municipal Gas
Tied To Project:	Industrial Park Expansion

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TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY/WEST BEND-MALLARD SCH/BUTTER BRAID URB REN TIF INCREM
TIF Taxing District Inc. Number:	550104
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,813	3,486,939	14,000	0	0	3,537,752	0	3,537,752
Taxable	0	17,060	2,473,204	12,394	0	0	2,502,658	0	2,502,658
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	275,124	2,502,658	0	2,502,658	69,260

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY AG/WEST BEND-MALLARD SCH/URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	550118
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	49,589	0	0	0	0	0	49,589	0	49,589
Taxable	35,622	0	0	0	0	0	35,622	0	35,622
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,958	16,631	0	16,631	330

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND CITY URBAN RENEWAL (55002)
 TIF Taxing District Name: WEST BEND CITY/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT
 TIF Taxing District Inc. Number: 550128
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	321,040	8,368,631	0	0	-4,000	8,685,671	0	8,685,671
Taxable	0	148,780	6,987,973	0	0	-4,000	7,132,753	0	7,132,753
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,911,585	4,778,086	2,157,716	2,620,370	72,518

FY 2025 TIF Revenue Received: 59,714

TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND CITY URBAN RENEWAL (55002)
 TIF Taxing District Name: WEST BEND CITY AG/WEST BEND-MALLARD SCH/UR AMEND #3 INCREMENT
 TIF Taxing District Inc. Number: 550130
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,419	0	0	0	0	0	36,419	0	36,419
Taxable	26,163	0	0	0	0	0	26,163	0	26,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,975	19,444	5,881	13,563	269

FY 2025 TIF Revenue Received: 114

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TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY/WEST BEND-MALLARD SCH/UR STEVENS BUILDING TIF INCREM
TIF Taxing District Inc. Number:	550132
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	398,094	0	0	0	398,094	0	398,094
Taxable	0	0	292,799	0	0	0	292,799	0	292,799
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,680	292,799	0	292,799	8,103

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST BEND (74G691)
Urban Renewal Area:	WEST BEND CITY URBAN RENEWAL (55002)
TIF Taxing District Name:	WEST BEND CITY WEST BEND SCH COUNTRY MAID TIF INCR
TIF Taxing District Inc. Number:	550140
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,444,820	0	0	4,444,820	0	4,444,820
Taxable	0	0	0	3,935,057	0	0	3,935,057	0	3,935,057
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	443,296	3,935,057	0	3,935,057	108,901

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND CITY URBAN RENEWAL (55002)
 TIF Taxing District Name: WEST BEND AG/WEST BEND - MALLARD SCH/URBAN REN AMEND 8 TIF INCREMENT
 TIF Taxing District Inc. Number: 550157
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,119	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND URBAN RENEWAL
 UR Area Number: 74005

UR Area Creation Date: 11/1993

The primary goal is to stimulate, though public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST BEND CITY/WB-MALL SCH/WB TIF INCREM	740086	740085	1,622,393
WEST BEND CITY AG/WB-MALL SCH/WB TIF INCREM	740088	740087	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	202,280	15,631,554	3,227,426	0	0	-36,000	19,025,260	0	19,025,260
Taxable	145,312	7,244,097	1,749,229	0	0	-36,000	9,031,138	0	9,031,138
Homestead Credits									36

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 261,895 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	44,449
TIF Sp. Revenue Fund Interest:	98
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	44,547

Rebate Expenditures:	0
Non-Rebate Expenditures:	20,000
Returned to County Treasurer:	0
Total Expenditures:	20,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 286,442 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For WEST BEND URBAN RENEWAL

Facade Rehabilitation Project

Description:	Rehabilitation of Downtown Building Facades
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Production Well No. 8 Project

Description:	Construction of Production Well
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST BEND URBAN RENEWAL

West Bend Municipal Gas

Debt/Obligation Type:	Internal Loans
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	No
Date Incurred:	10/25/2021
FY of Last Payment:	2032

West Bend Municipal Gas

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/13/2023
FY of Last Payment:	2034

Non-Rebates For WEST BEND URBAN RENEWAL

TIF Expenditure Amount:	10,000
Tied To Debt:	West Bend Municipal Gas
Tied To Project:	Facade Rehabilitation Project

TIF Expenditure Amount:	10,000
Tied To Debt:	West Bend Municipal Gas
Tied To Project:	Production Well No. 8 Project

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TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND URBAN RENEWAL (74005)
 TIF Taxing District Name: WEST BEND CITY/WB-MALL SCH/WB TIF INCREM
 TIF Taxing District Inc. Number: 740085
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,631,554	3,227,426	0	0	-36,000	18,822,980	0	18,822,980
Taxable	0	7,244,097	1,749,229	0	0	-36,000	8,885,826	0	8,885,826
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,109,912	8,885,826	1,622,393	7,263,433	202,104

FY 2025 TIF Revenue Received: 44,449

TIF Taxing District Data Collection

Local Government Name: WEST BEND (74G691)
 Urban Renewal Area: WEST BEND URBAN RENEWAL (74005)
 TIF Taxing District Name: WEST BEND CITY AG/WB-MALL SCH/WB TIF INCREM
 TIF Taxing District Inc. Number: 740087
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	202,280	0	0	0	0	0	202,280	0	202,280
Taxable	145,312	0	0	0	0	0	145,312	0	145,312
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	109,574	92,706	0	92,706	1,855

FY 2025 TIF Revenue Received: 0