

Joint Review Board  
Annual Meeting

City of Madison  
Values as of 1/1/2019 or Value at Closing  
Tax Incremental Financing Districts

District Number	District Name	Status	Creation Date	Base Value	Close Date	Equalized Value as of 1/1/2019 or Closing	Incremental Value from All Districts	Districts Remaining Open			Value Increment During 2018
								Base	Total	Increment	
1	Broadway Industrial	Closed	9/20/1977	2,508,405	2/21/1984	13,604,300	11,095,895	-	-	-	-
2	(not used)							-	-	-	-
3	Fauerbach	Closed	11/7/1978	436,000	5/2/1995	6,253,300	5,817,300	-	-	-	-
4	Emporium	Closed	8/29/1978	18,647,900	8/15/1989	27,079,700	8,431,800	-	-	-	-
5	Bassett Warehouse	Closed	2/12/1980	-	4/16/1996	1,144,000	1,144,000	-	-	-	-
6	Capitol Center	Closed	9/16/1980	10,658,300	4/3/2001	58,858,400	48,200,100	-	-	-	-
7	Reliable-West Towne	Closed	9/16/1980	3,451,800	4/5/1988	36,733,000	33,281,200	-	-	-	-
8	(not used)							-	-	-	-
9	(not used)							-	-	-	-
10	Doty School	Closed	11/17/1981	-	4/20/1993	1,738,000	1,738,000	-	-	-	-
11	Woodmans	Closed	4/12/1983	2,350,400	8/21/1990	13,772,100	11,421,700	-	-	-	-
12	Broadway II	Closed	4/24/1984	4,984,700	7/2/1996	25,014,500	20,029,800	-	-	-	-
13	Ray-O-Vac	Closed	6/19/1984	8,038,400	2/5/2002	27,846,800	19,808,400	-	-	-	-
14	Capitol Square North	Closed	7/23/1985	38,737,250	3/20/2007	109,226,900	70,489,650	-	-	-	-
15	Capitol Square South	Closed	9/29/1987	37,237,400	5/2/2006	80,426,400	43,189,000	-	-	-	-
16	Hamilton Point	Closed	5/19/1987	182,700	3/30/1999	1,905,900	1,723,200	-	-	-	-
17	Reynolds Homestead	Closed	9/29/1987	6,565,900	5/19/1998	17,275,500	10,709,600	-	-	-	-
18	(not used)							-	-	-	-
19	West Rail Corridor	Closed	12/20/1988	10,376,300	2/5/2002	37,565,800	27,189,500	-	-	-	-
20	The Avenue	Closed	6/6/1989	-	4/18/2000	1,992,200	1,992,200	-	-	-	-
21	Olbrich	Closed	7/10/1990	781,600	12/15/1998	1,200	(780,400)	-	-	-	-
22	Corporate Center	Closed	7/7/1992	522,200	5/6/2003	19,530,200	19,008,000	-	-	-	-
23	Capitol Square Revitalization	Closed	5/17/1994	29,554,100	12/31/2011	107,988,800	78,434,700	-	-	-	-
24	Southeast Industrial Development	Closed	7/18/1995	39,936,800	1/2/2008	224,237,200	184,300,400	-	-	-	-
25	Wilson Street Corridor	Open	9/19/1995	38,606,700		222,869,700	184,263,000	38,606,700	222,869,700	184,263,000	30,205,900
26	Park & Regent	Closed	12/3/1996	113,675,300	9/2/2008	180,641,100	66,965,800	-	-	-	-
27	West Broadway	Closed	12/21/1997	4,545,600	4/15/2018	26,455,400	21,909,800	-	-	-	-
28	Basset Neighborhood	Closed	10/19/1999	206,299,000	1/2/2008	484,772,400	278,473,400	-	-	-	-
29	Allied Neighborhood	Open	9/19/2000	41,741,400		66,015,800	24,274,400	41,741,400	66,015,800	24,274,400	6,722,200
30	East Washington At Hawthorne	Closed	9/3/2002	22,543,200	9/2/2008	30,784,200	8,241,000	-	-	-	-
31	Atwood Ave At Amoth Court	Closed	9/17/2002	2,024,300	9/2/2008	11,024,100	8,999,800	-	-	-	-
32	Upper State Street	Closed	7/1/2003	409,445,200	4/15/2018	956,188,000	546,742,800	-	-	-	-
33	Monroe Harrison	Closed	9/21/2004	1,327,300	3/29/2016	24,593,400	23,266,100	-	-	-	-
34	Covance	Closed	4/19/2005	93,540,200	5/15/2007	129,554,800	36,014,600	-	-	-	-
35	Todd Drive	Open	7/5/2005	25,800,600		78,038,100	52,237,500	25,800,600	78,038,100	52,237,500	13,197,600
36	Capital Gateway-East Rail Corridor	Open	9/6/2005	97,652,400		424,702,800	327,050,400	97,652,400	424,702,800	327,050,400	(13,110,900)
37	Union Corners	Open	7/18/2006	43,466,900		131,820,000	88,353,100	43,466,900	131,820,000	88,353,100	36,334,000
38	Badger-Ann-Park	Open	7/15/2008	54,203,700		51,525,200	(2,678,500)	54,203,700	51,525,200	-	6,713,400
39	Stoughton Road	Open	9/1/2008	263,256,500		367,152,600	103,896,100	263,256,500	367,152,600	103,896,100	22,449,400
40	North Side	Closed	9/1/2009	165,175,300	5/2/2017	163,611,100	(1,564,200)	-	-	-	-
41	University-Whitney	Open	9/6/2011	18,703,300		61,047,000	42,343,700	18,703,300	61,047,000	42,343,700	3,950,000
42	Wingra	Open	7/3/2012	50,866,200		79,118,500	28,252,300	50,866,200	79,118,500	28,252,300	6,148,000
43	Park/Drake	Closed	9/17/2013	25,870,100	4/15/2018	66,502,000	40,631,900	-	-	-	-
44	Royster Clark	Open	9/17/2013	30,448,400		56,383,300	25,934,900	30,448,400	56,383,300	25,934,900	9,631,800
45	Capitol Square West	Open	6/16/2015	79,304,000		151,102,600	71,798,600	79,304,000	151,102,600	71,798,600	48,507,700
46	Research Park	Open	9/1/2015	129,904,000		272,846,500	142,942,500	129,904,000	272,846,500	142,942,500	113,583,100
47	Silicon Prairie	Open	9/19/2017	10,032,600		26,487,400	16,454,800	10,032,600	26,487,400	16,454,800	8,869,100
TOTALS				2,143,402,355		4,875,430,200	2,732,027,845	883,986,700	1,989,109,500	1,107,801,300	293,201,300

		12% TEST
Aggregate City Equalized Value		30,910,698,000
Current Percent of Aggregate City Equalized Value		3.58%
Proposed _____		-
Totals Including Proposed New District		1,107,801,300
Estimated Percent of Aggregate City Equalized Value with Proposed New District		3.58%

Negative total incremental value within district since creation is not included in increment distribution or 12% limit test calculation.