Village of HARRISON
WHERE OPPORTUNITY LIVES

# JOINT REVIEW BOARD AGENDA

**Tuesday, September 22, 2026 at 11:30 AM**

**Fire Station 70, W5662 Manitowoc Road (Training Room), Menasha, WI 54952**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Corrections and Approval of the Previous Meeting Minutes**
   a. November 4, 2025 Meeting Minutes
5. **Old Business for Discussion, Consideration, and/or Action**
   a. None at this time.
6. **New Business for Discussion, Consideration, and/or Action**
   a. Review TID Annual Reports: No. 1, No. 3, No. 5 and No. 6 (Kimberly School District)
   b. Review TID Annual Report: No. 2 (Kaukauna School District)
   c. Review TID Annual Report: No. 4 (Appleton School District)
7. **Adjournment**

Agenda posted and published:

September 14, 2026 at Harrison Village Hall, Harrison Utilities and to www.harrison.wi.gov

/s/ Meghan Winkler, Clerk

Accessibility:

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting.

September 2, 2026

## ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 1

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

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

# Annual Tax Incremental District Report

## Harrison, Wisconsin
## Tax Incremental District No. 1

**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. 1 (“District”) was created on August 13, 2013 as a mixed-use district.

The TID has an expenditure period that ends on August 13, 2028 and has a mandatory termination date of August 13, 2033.

**Background Data:**

| | |
|---|---|
| Base Value | $785,100 |
| Incremental Value (as of January 1, 2026) | $107,557,100 |
| Year End Fund Balance (2025) | $1,193,386 |
| Projected Closure (based on current cash flow) | 2027 |
| Original Projected Closure* | 2033 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**Notes:**

The District had an increase in incremental value of approximately $4.9 million as of January 1, 2026.

**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)

Village of Harrison TIF No. 1

Boundary & Parcel Map

# Village of Harrison, Wisconsin

## Tax Increment District No. 1

## Tax Increment Projection Worksheet

| | | | |
|---|---|---|---|
| Type of District | Mixed Use | | |
| District Creation Date | August 13, 2013 | | |
| Valuation Date | Jan 1, | 2013 | |
| Max Life (Years) | 20 | | |
| End of Expenditure Period | 15 | 8/13/2028 | |
| Revenue Periods/Final Year | 20 | 2034 | |
| Extension Eligibility/Years | Yes | 6 | |
| Eligible Recipient District | No | | |

| | |
|---|---|
| Base Value | 785,100 |
| Economic Change Factor | 0.00% |
| Apply to Base Value | |
| Base Tax Rate | $12.69 |
| Rate Adjustment Factor | 0.00% |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 10 | 2022 | 74,781,900 | 2023 | 0 | 74,781,900 | 2024 | $12.69 | **949,174** |
| 11 | 2023 | 10,924,900 | 2024 | 0 | 85,706,800 | 2025 | $12.09 | **1,036,348** |
| 12 | 2024 | 16,912,600 | 2025 | 0 | 102,619,400 | 2026 | $11.56 | **1,186,195** |
| 13 | 2025 | 4,937,700 | 2026 | 0 | 107,557,100 | 2027 | $11.56 | **1,243,271** |
| 14 | 2026 | 0 | 2027 | 0 | 107,557,100 | 2028 | $11.56 | **1,243,271** |
| 15 | 2027 | 0 | 2028 | 0 | 107,557,100 | 2029 | $11.56 | **1,243,271** |
| 16 | 2028 | 0 | 2029 | 0 | 107,557,100 | 2030 | $11.56 | **1,243,271** |
| 17 | 2029 | 0 | 2030 | 0 | 107,557,100 | 2031 | $11.56 | **1,243,271** |
| 18 | 2030 | 0 | 2031 | 0 | 107,557,100 | 2032 | $11.56 | **1,243,271** |
| 19 | 2031 | 0 | 2032 | 0 | 107,557,100 | 2033 | $11.56 | **1,243,271** |
| 20 | 2032 | 0 | 2033 | 0 | 107,557,100 | 2034 | $11.56 | **1,243,271** |
| | **Totals** | **107,557,100** | | **0** | | | **Future Value of Increment** | **13,117,881** |

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 1

### Cash Flow Projection

| | Projected Revenues | | | Projected Expenditures | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Intergov. Revenues | **Total Revenues** | Total Debt Service | MRO #1 Year NSAH, INC $3,000,000 | MRO #2 Year ASTERION $3,205,818 | MRO #3 Year GREGORKSI $100,000 | Professional Services | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2024 | 949,174 | | **949,174** | 378,750 | 427,350 | 247,480 | 14,680 | 3,352 | 150 | **1,071,762** | (122,588) | 709,870 | 3,395,005 | 2024 |
| 2025 | 1,036,348 | 8,308 | **1,044,656** | 101,975 | 144,794 | 308,268 | 1,103 | | 5,000 | **561,140** | 483,516 | 1,193,386 | 3,006,738 | 2025 |
| 2026 | 1,186,195 | | **1,186,195** | 101,125 | | 350,403 | | | 5,100 | **456,628** | 729,567 | 1,922,953 | 2,571,335 | 2026 |
| 2027 | 1,243,271 | | **1,243,271** | 105,250 | | 350,403 | | | 5,202 | **460,855** | 782,415 | **2,705,368** | **2,130,932** | 2027 |
| 2028 | 1,243,271 | | **1,243,271** | 104,350 | | 350,403 | | | 5,306 | **460,059** | 783,211 | 3,488,579 | 1,690,528 | 2028 |
| 2029 | 1,243,271 | | **1,243,271** | 113,250 | | 350,403 | | | 5,412 | **469,065** | 774,205 | 4,262,785 | 1,240,125 | 2029 |
| 2030 | 1,243,271 | | **1,243,271** | 111,950 | | 327,644 | | | 5,520 | **445,115** | 798,156 | 5,060,941 | 812,481 | 2030 |
| 2031 | 1,243,271 | | **1,243,271** | 115,250 | | | | | 5,631 | **120,881** | 1,122,390 | 6,183,330 | 707,481 | 2031 |
| 2032 | 1,243,271 | | **1,243,271** | 118,100 | | | | | 5,743 | **123,843** | 1,119,427 | 7,302,757 | 597,481 | 2032 |
| 2033 | 1,243,271 | | **1,243,271** | 120,850 | | | | | 5,858 | **126,708** | 1,116,562 | 8,419,320 | 482,481 | 2033 |
| 2034 | 1,243,271 | | **1,243,271** | 118,550 | | | | | 5,975 | **124,525** | 1,118,745 | 9,538,065 | 367,481 | 2034 |
| **Totals** | **13,117,881** | **8,308** | **13,126,189** | **1,610,600** | **572,144** | **2,285,005** | **15,783** | **3,352** | **100,210** | **4,420,583** | | | | Totals |

Notes:
1. The Asterion MRO is equal to 80% of the increment generated annually from the Asterion development.
2. The NSAH and Gregorski MROs were fully satisfied in 2025.

**PROJECTED CLOSURE YEAR**

**LEGEND:**
CALLABLE MATURITIES
END OF EXP. PERIOD

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code 08131 | Municipality HARRISON | | County CALUMET | Due date 07/01/2026 | Report type ORIGINAL |
| TID number 001 | TID type 6 | TID name TID #1 | Creation date 08/13/2013 | Mandatory termination date 08/13/2033 | Anticipated termination date 12/31/2032 |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$709,870** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $1,036,348 |
| **Investment income** | |
| **Debt proceeds** | |
| **Special assessments** | |
| **Shared revenue** | $8,308 |
| **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)** | **$1,044,656** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | |
| **Administration** | |
| **Professional services** | $1,670 |
| **Interest and fiscal charges** | $16,975 |
| **DOR fees** | $150 |
| **Discount on long-term debt** | |
| **Debt issuance costs** | |
| **Principal on long-term debt** | $85,000 |
| **Environmental costs** | |
| **Real property assembly costs** | |
| **Allocation to another TID** | |
| TID number | |
| **Developer grants** | |
| Developer name NSAH, INC. | $142,974 |
| Developer name Asterion LLC | $308,268 |
| Developer name Gregorksi LLC | $1,103 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$556,140** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$1,198,386** |
| **Future costs** | **$2,787,681** |
| **Future revenue** | **$10,675,754** |
| **Surplus or deficit** | **$9,086,459** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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) |
|---|---|---|---|---|
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

**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 |
|---|---|---|---|---|---|
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

| Submission Information | |
|---|---|
| Co-muni code | **08131** |
| TID number | **001** |
| Submission date | **06-29-2026 12:41 PM** |
| Confirmation | **TIDAR20251987O1782478592328** |
| Submission type | **ORIGINAL** |

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 5

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# Annual Tax Incremental District Report

## Harrison, Wisconsin
## Tax Incremental District No. 5

**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. 5 ("District") was created on November 15, 2022 as a mixed-use district. The District was amended in 2024 to add territory and to amend the listing of project expenses.

The TID has an expenditure period that ends on November 15, 2038 and has a mandatory termination date of November 15, 2043.

**Background Data:**

| | |
|---|---|
| Base Value | $56,700 |
| Incremental Value (as of January 1, 2026) | $0 |
| Year End Fund Balance (2025) | $0 |
| Projected Closure (based on current cash flow**) | 2031 |
| Original Projected Closure* | 2037 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**The Village may make additional expenses within this District.

**Notes:**

The Village is anticipating approximately $43,500,000 in new incremental value within this District, starting with construction that began in 2026.

**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)

## Village of Harrison - TID#5 Boundary Amendment

# Village of Harrison, Wisconsin

## Tax Increment District No. 5

### Tax Increment Projection Worksheet

| | | | | |
|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 56,700 |
| District Creation Date | November 15, 2022 | | Economic Change Factor | 1.00% |
| Valuation Date | Jan 1, | 2023 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $11.57 |
| End of Expenditure Period | 16 | 11/15/2038 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2044 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 2 | 2024 | 0 | 2025 | 0 | 0 | 2026 | $11.57 | **0** |
| 3 | 2025 | 0 | 2026 | 0 | 0 | 2027 | $11.57 | **0** |
| 4 | 2026 | 16,000,000 | 2027 | 0 | 16,000,000 | 2028 | $11.57 | **185,162** |
| 5 | 2027 | 10,000,000 | 2028 | 160,000 | 26,160,000 | 2029 | $11.57 | **302,740** |
| 6 | 2028 | 10,500,000 | 2029 | 261,600 | 36,921,600 | 2030 | $11.57 | **427,280** |
| 7 | 2029 | 3,000,000 | 2030 | 369,216 | 40,290,816 | 2031 | $11.57 | **466,271** |
| 8 | 2030 | 4,000,000 | 2031 | 402,908 | 44,693,724 | 2032 | $11.57 | **517,224** |
| 9 | 2031 | 0 | 2032 | 446,937 | 45,140,661 | 2033 | $11.57 | **522,396** |
| 10 | 2032 | 0 | 2033 | 451,407 | 45,592,068 | 2034 | $11.57 | **527,620** |
| 11 | 2033 | 0 | 2034 | 455,921 | 46,047,989 | 2035 | $11.57 | **532,896** |
| 12 | 2034 | 0 | 2035 | 460,480 | 46,508,469 | 2036 | $11.57 | **538,225** |
| 13 | 2035 | 0 | 2036 | 465,085 | 46,973,553 | 2037 | $11.57 | **543,608** |
| 14 | 2036 | 0 | 2037 | 469,736 | 47,443,289 | 2038 | $11.57 | **549,044** |
| 15 | 2037 | 0 | 2038 | 474,433 | 47,917,722 | 2039 | $11.57 | **554,534** |
| 16 | 2038 | 0 | 2039 | 479,177 | 48,396,899 | 2040 | $11.57 | **560,079** |
| 17 | 2039 | 0 | 2040 | 483,969 | 48,880,868 | 2041 | $11.57 | **565,680** |
| 18 | 2040 | 0 | 2041 | 488,809 | 49,369,677 | 2042 | $11.57 | **571,337** |
| 19 | 2041 | 0 | 2042 | 493,697 | 49,863,373 | 2043 | $11.57 | **577,050** |
| 20 | 2042 | 0 | 2043 | 498,634 | 50,362,007 | 2044 | $11.57 | **582,821** |
| | **Totals** | **43,500,000** | | **6,862,007** | | **Future Value of Increment** | | **8,523,968** |

Notes:
1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 5

## Cash Flow Projection

| | Projected Revenues | | | | Projected Expenditures | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Debt Proceeds | Other Revenue | **Total Revenues** | Total Debt Service | Professional Services | Capital | Real Property Assembly Costs | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2023 | | | | **0** | 0 | | | | | **0** | 0 | 0 | 0 | 2023 |
| 2024 | | | | **0** | 0 | 79,699 | 438,348 | 15,895 | 1,165 | **535,107** | (535,107) | (1,131,313) | 1,000,000 | 2024 |
| 2025 | 0 | 1,163,755 | | **1,163,755** | 32,442 | | | | | **32,442** | 1,131,313 | 0 | 1,450,000 | 2025 |
| 2026 | 0 | | | **0** | 111,603 | | | | 5,000 | **116,603** | (116,603) | (116,603) | 1,412,624 | 2026 |
| 2027 | 0 | | | **0** | 213,978 | | | | 5,100 | **219,078** | (219,078) | (335,681) | 1,265,547 | 2027 |
| 2028 | 185,162 | | | **185,162** | 211,603 | | | | 5,202 | **216,805** | (31,643) | (367,324) | 1,111,109 | 2028 |
| 2029 | 302,740 | | | **302,740** | 212,978 | | | | 5,306 | **218,284** | 84,456 | (282,868) | 949,057 | 2029 |
| 2030 | 427,280 | | | **427,280** | 212,103 | | | | 5,412 | **217,515** | 209,765 | (73,103) | 779,300 | 2030 |
| 2031 | 466,271 | | | **466,271** | 215,853 | | | | 5,520 | **221,373** | 244,897 | 171,794 | 596,682 | 2031 |
| 2032 | 517,224 | | | **517,224** | 214,903 | | | | 5,631 | **220,534** | 296,690 | **468,484** | **406,066** | 2032 |
| 2033 | 522,396 | | | **522,396** | 214,402 | | | | 5,743 | **220,145** | 302,251 | 770,735 | 207,225 | 2033 |
| 2034 | 527,620 | | | **527,620** | 213,703 | | | | 5,858 | **219,561** | 308,059 | 1,078,794 | 0 | 2034 |
| 2035 | 532,896 | | | **532,896** | 0 | | | | 5,975 | **5,975** | 526,921 | 1,605,715 | 0 | 2035 |
| 2036 | 538,225 | | | **538,225** | 0 | | | | 6,095 | **6,095** | 532,130 | 2,137,845 | 0 | 2036 |
| 2037 | 543,608 | | | **543,608** | 0 | | | | 6,217 | **6,217** | 537,391 | 2,675,236 | 0 | 2037 |
| 2038 | 549,044 | | | **549,044** | 0 | | | | 6,341 | **6,341** | 542,702 | 3,217,938 | 0 | 2038 |
| 2039 | 554,534 | | | **554,534** | 0 | | | | 6,468 | **6,468** | 548,066 | 3,766,004 | 0 | 2039 |
| 2040 | 560,079 | | | **560,079** | 0 | | | | 6,597 | **6,597** | 553,482 | 4,319,486 | 0 | 2040 |
| 2041 | 565,680 | | | **565,680** | 0 | | | | 6,729 | **6,729** | 558,951 | 4,878,437 | 0 | 2041 |
| 2042 | 571,337 | | | **571,337** | 0 | | | | 6,864 | **6,864** | 564,473 | 5,442,910 | 0 | 2042 |
| 2043 | 577,050 | | | **577,050** | 0 | | | | 7,001 | **7,001** | 570,049 | 6,012,959 | 0 | 2043 |
| 2044 | 582,821 | | | **582,821** | 0 | | | | 7,141 | **7,141** | 575,680 | 6,588,639 | 0 | 2044 |
| **Totals** | **8,523,968** | **1,163,755** | **0** | **9,687,723** | **1,853,568** | **79,699** | **438,348** | **15,895** | **115,368** | **2,502,878** | | | | Totals |

Notes:

**PROJECTED CLOSURE YEAR**

**LEGEND:**

**CALLABLE MATURITIES**

**END OF EXP. PERIOD**

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**08131** | Municipality<br>**HARRISON** | | County<br>**CALUMET** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**005** | TID type<br>**6** | TID name | Creation date<br>**11/15/2022** | Mandatory termination date<br>**11/15/2043** | Anticipated termination date<br>**12/31/2042** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$-1,131,313** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $0 |
| **Investment income** | |
| **Debt proceeds** | $1,450,000 |
| **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)** | **$1,450,000** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | $1,304,729 |
| **Administration** | $4,887 |
| **Professional services** | $128,035 |
| **Interest and fiscal charges** | $32,442 |
| **DOR fees** | $150 |
| **Discount on long-term debt** | |
| **Debt issuance costs** | |
| **Principal on long-term debt** | |
| **Environmental costs** | |
| **Real property assembly costs** | $576,176 |
| **Allocation to another TID** | |
| TID number | |
| **Developer grants** | |
| Developer name Village of Harrison | $0 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$2,046,419** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$-1,727,732** |
| **Future costs** | **$1,935,329** |
| **Future revenue** | **$9,112,617** |
| **Surplus or deficit** | **$5,449,556** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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) |
|---|---|---|---|---|
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

**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 |
|---|---|---|---|---|---|
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

| Submission Information | |
|---|---|
| Co-muni code | **08131** |
| TID number | **005** |
| Submission date | **06-29-2026 12:51 PM** |
| Confirmation | **TIDAR20251987O1782478921231** |
| Submission type | **ORIGINAL** |

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 3

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# Annual Tax Incremental District Report

## Harrison, 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 July 14, 2020 as a mixed-use district.

The TID has an expenditure period that ends on July 14, 2035 and has a mandatory termination date of July 14, 2040.

**Background Data:**

| | |
|---|---|
| Base Value | $4,489,900 |
| Incremental Value (as of January 1, 2026) | $25,207,100 |
| Year End Fund Balance (2025) | $52,931 |
| Projected Closure (based on current cash flow) | 2028 |
| Original Projected Closure* | 2040 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**Notes:**

The District saw a substantial increase in incremental value of approximately $13.05 million as of January 1, 2026.

**Joint Review Board Action:**

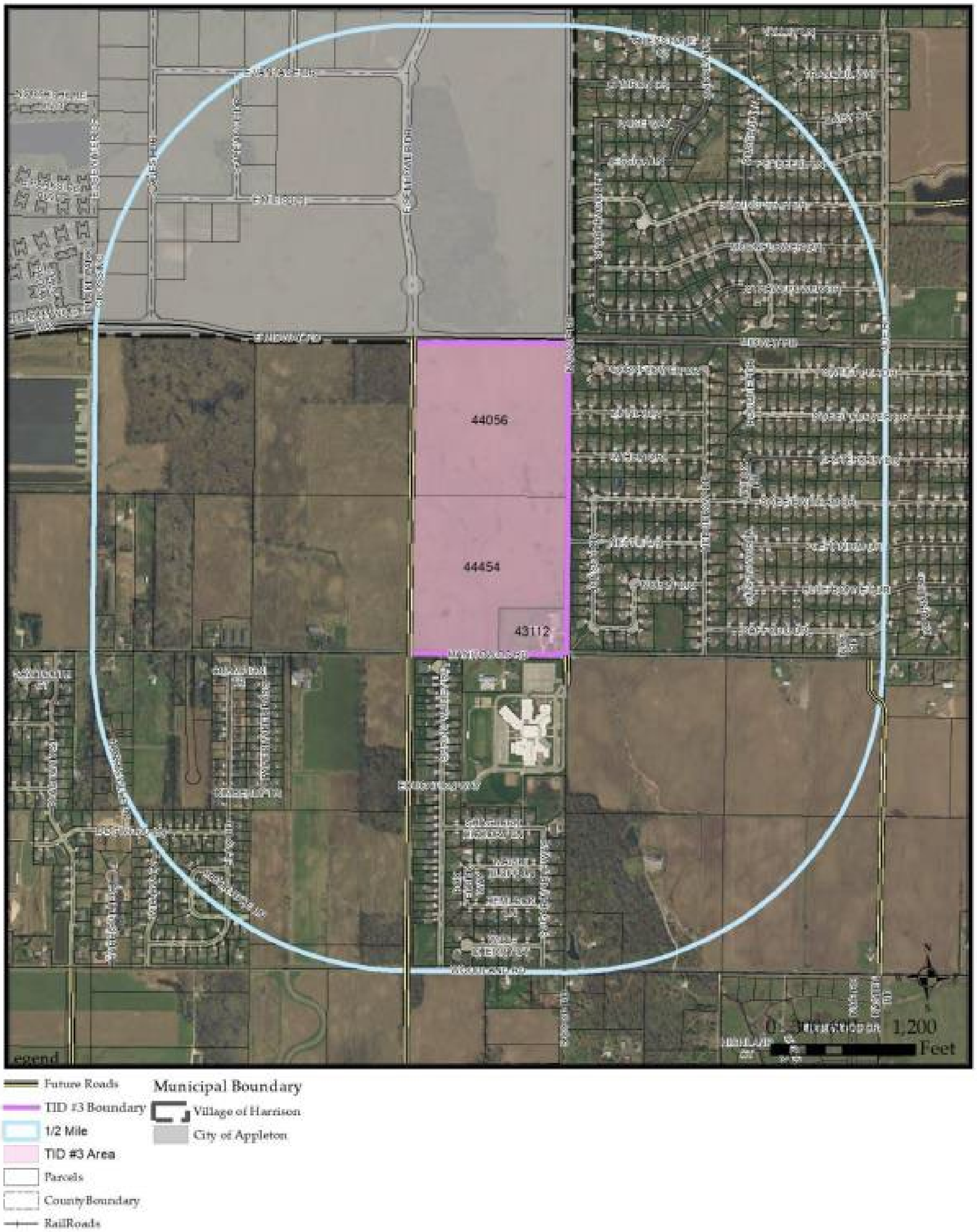
Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

**Attachments:**

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

## Map 1. BOUNDARY & PARCEL MAP

Village of Harrison TID No. 3 Boundary Map



# Village of Harrison, Wisconsin

## Tax Increment District No. 3

## Tax Increment Projection Worksheet

| | | | | |
|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 193,000 |
| District Creation Date | July 14, 2020 | | Economic Change Factor | 0.00% |
| Valuation Date | Jan 1, | 2020 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $12.69 |
| End of Expenditure Period | 15 | 7/14/2035 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2041 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 3 | 2022 | 10,315,000 | 2023 | 0 | 10,315,000 | 2024 | $12.69 | **130,924** |
| 4 | 2023 | -10,315,000 | 2024 | 0 | 0 | 2025 | $12.09 | **0** |
| 5 | 2024 | 12,161,000 | 2025 | 0 | 12,161,000 | 2026 | $11.56 | **140,571** |
| 6 | 2025 | 13,046,100 | 2026 | 0 | 25,207,100 | 2027 | $11.56 | **291,373** |
| 7 | 2026 | 0 | 2027 | 0 | 25,207,100 | 2028 | $11.56 | **291,373** |
| 8 | 2027 | 0 | 2028 | 0 | 25,207,100 | 2029 | $11.56 | **291,373** |
| 9 | 2028 | 0 | 2029 | 0 | 25,207,100 | 2030 | $11.56 | **291,373** |
| 10 | 2029 | 0 | 2030 | 0 | 25,207,100 | 2031 | $11.56 | **291,373** |
| 11 | 2030 | 0 | 2031 | 0 | 25,207,100 | 2032 | $11.56 | **291,373** |
| 12 | 2031 | 0 | 2032 | 0 | 25,207,100 | 2033 | $11.56 | **291,373** |
| 13 | 2032 | 0 | 2033 | 0 | 25,207,100 | 2034 | $11.56 | **291,373** |
| 14 | 2033 | 0 | 2034 | 0 | 25,207,100 | 2035 | $11.56 | **291,373** |
| 15 | 2034 | 0 | 2035 | 0 | 25,207,100 | 2036 | $11.56 | **291,373** |
| 16 | 2035 | 0 | 2036 | 0 | 25,207,100 | 2037 | $11.56 | **291,373** |
| 17 | 2036 | 0 | 2037 | 0 | 25,207,100 | 2038 | $11.56 | **291,373** |
| 18 | 2037 | 0 | 2038 | 0 | 25,207,100 | 2039 | $11.56 | **291,373** |
| 19 | 2038 | 0 | 2039 | 0 | 25,207,100 | 2040 | $11.56 | **291,373** |
| 20 | 2039 | 0 | 2040 | 0 | 25,207,100 | 2041 | $11.56 | **291,373** |
| **Totals** | | **25,207,100** | | **0** | | **Future Value of Increment** | | **4,642,091** |

Notes:
1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 3

### Cash Flow Projection

| | Projected Revenues | | Projected Expenditures | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | **Total Revenues** | MRO #1 Year Driscoll Properties $765,756 | Capital | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2024 | 130,924 | **130,924** | 52,769 | | 4,987 | **57,756** | 73,168 | 157,957 | 712,987 | 2024 |
| 2025 | 0 | **0** | 93,024 | 12,002 | | **105,026** | (105,026) | 52,931 | 619,963 | 2025 |
| 2026 | 140,571 | **140,571** | 138,252 | | 2,000 | **140,252** | 319 | 53,250 | 481,711 | 2026 |
| 2027 | 291,373 | **291,373** | 138,252 | | 2,000 | **140,252** | 151,121 | 204,372 | 343,460 | 2027 |
| 2028 | 291,373 | **291,373** | 138,252 | | 2,000 | **140,252** | 151,121 | **355,493** | **205,208** | 2028 |
| 2029 | 291,373 | **291,373** | 138,252 | | 2,000 | **140,252** | 151,121 | 506,614 | 66,956 | 2029 |
| 2030 | 291,373 | **291,373** | 66,956 | | 2,000 | **68,956** | 222,417 | 729,031 | 0 | 2030 |
| 2031 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 1,018,404 | 0 | 2031 |
| 2032 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 1,307,778 | 0 | 2032 |
| 2033 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 1,597,151 | 0 | 2033 |
| 2034 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 1,886,524 | 0 | 2034 |
| 2035 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 2,175,897 | 0 | 2035 |
| 2036 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 2,465,270 | 0 | 2036 |
| 2037 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 2,754,643 | 0 | 2037 |
| 2038 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 3,044,016 | 0 | 2038 |
| 2039 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 3,333,389 | 0 | 2039 |
| 2040 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 3,622,762 | 0 | 2040 |
| 2041 | 291,373 | **291,373** | | | 2,000 | **2,000** | 289,373 | 3,912,135 | 0 | 2041 |
| **Totals** | **4,642,091** | **4,642,091** | **765,756** | **12,002** | **36,987** | **814,745** | | | | Totals |

Notes:
1. The Driscoll incentive is equal to 80% of the increment generated from the development to the MRO max.

**PROJECTED CLOSURE YEAR**

**LEGEND:**

**CALLABLE MATURITIES**

**END OF EXP. PERIOD**

TID 3 Cashflow 6-24-26.xlsx
Prepared 8/31/2026

EHLERS PUBLIC FINANCE ADVISORS

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>08131 | Municipality<br>HARRISON | | County<br>CALUMET | Due date<br>07/01/2026 | Report type<br>ORIGINAL |
| TID number<br>003 | TID type<br>6 | TID name<br>TID #3 | Creation date<br>07/14/2020 | Mandatory termination date<br>07/14/2040 | Anticipated termination date<br>12/31/2039 |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$157,957** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $0 |
| **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)** | **$0** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | $12,003 |
| **Administration** | $1,670 |
| **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 Driscoll Properties, LLC | $91,203 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$105,026** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$52,931** |
| **Future costs** | **$651,963** |
| **Future revenue** | **$2,249,137** |
| **Surplus or deficit** | **$1,650,105** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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)** |
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

| 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** |
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| **Levy Increase Attributable to TID Net New Construction** | **Increase per $100,000** |
| $0 | $0 |

| 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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

| Submission Information | |
|---|---|
| Co-muni code | **08131** |
| TID number | **003** |
| Submission date | **06-29-2026 12:46 PM** |
| Confirmation | **TIDAR20251987O1782478786327** |
| Submission type | **ORIGINAL** |

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 6

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# Annual Tax Incremental District Report

## Harrison, Wisconsin
## Tax Incremental District No. 6

**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. 6 ("District") was created on March 28, 2023 as a mixed-use district.

The TID has an expenditure period that ends on March 28, 2039 and has a mandatory termination date of March 28, 2044.

**Background Data:**

| | |
|---|---|
| Base Value | $562,600 |
| Incremental Value (as of January 1, 2026) | $27,286,700 |
| Year End Fund Balance (2025) | -$259,412 |
| Projected Closure (based on current cash flow**) | TBD |
| Original Projected Closure* | 2044 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**The Village may make additional expenses within this District.

**Notes:**

The District gained approximately $26.8 million in new incremental value as of January 1, 2026.

**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)

**Map 1. BOUNDARY & PARCEL MAP**

Village of Harrison TID No. 6 Boundary Map

# Village of Harrison, Wisconsin

## Tax Increment District No. 6

### Tax Increment Projection Worksheet

| | | | | | |
|---|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 562,600 |
| District Creation Date | March 28, 2023 | | Economic Change Factor | 1.00% |
| Valuation Date | Jan 1, | 2023 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $20.00 |
| End of Expenditure Period | 16 | 3/28/2039 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2044 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 1 | 2023 | 370,800 | 2024 | 0 | 370,800 | 2025 | $12.09 | **4,484** |
| 2 | 2024 | 95,400 | 2025 | 3,708 | 469,908 | 2026 | $11.57 | **5,438** |
| 3 | 2025 | 26,820,500 | 2026 | 4,699 | 27,295,107 | 2027 | $11.57 | **315,876** |
| 4 | 2026 | 1,850,000 | 2027 | 272,951 | 29,418,058 | 2028 | $11.57 | **340,444** |
| 5 | 2027 | 2,000,000 | 2028 | 294,181 | 31,712,239 | 2029 | $11.57 | **366,994** |
| 6 | 2028 | 0 | 2029 | 317,122 | 32,029,361 | 2030 | $11.57 | **370,664** |
| 7 | 2029 | 0 | 2030 | 320,294 | 32,349,655 | 2031 | $11.57 | **374,371** |
| 8 | 2030 | 0 | 2031 | 323,497 | 32,673,151 | 2032 | $11.57 | **378,114** |
| 9 | 2031 | 0 | 2032 | 326,732 | 32,999,883 | 2033 | $11.57 | **381,895** |
| 10 | 2032 | 0 | 2033 | 329,999 | 33,329,882 | 2034 | $11.57 | **385,714** |
| 11 | 2033 | 0 | 2034 | 333,299 | 33,663,180 | 2035 | $11.57 | **389,572** |
| 12 | 2034 | 0 | 2035 | 336,632 | 33,999,812 | 2036 | $11.57 | **393,467** |
| 13 | 2035 | 0 | 2036 | 339,998 | 34,339,810 | 2037 | $11.57 | **397,402** |
| 14 | 2036 | 0 | 2037 | 343,398 | 34,683,208 | 2038 | $11.57 | **401,376** |
| 15 | 2037 | 0 | 2038 | 346,832 | 35,030,041 | 2039 | $11.57 | **405,390** |
| 16 | 2038 | 0 | 2039 | 350,300 | 35,380,341 | 2040 | $11.57 | **409,444** |
| 17 | 2039 | 0 | 2040 | 353,803 | 35,734,144 | 2041 | $11.57 | **413,538** |
| 18 | 2040 | 0 | 2041 | 357,341 | 36,091,486 | 2042 | $11.57 | **417,673** |
| 19 | 2041 | 0 | 2042 | 360,915 | 36,452,401 | 2043 | $11.57 | **421,850** |
| 20 | 2042 | 0 | 2043 | 364,524 | 36,816,925 | 2044 | $11.57 | **426,069** |
| | **Totals** | **31,136,700** | | **5,680,225** | | | **Future Value of Increment** | **6,999,775** |

Notes:
1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 6

### Cash Flow Projection

| | Projected Revenues | | | Projected Expenditures | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Other Revenue | **Total Revenues** | Total Debt Service | Other | Conservation/Development | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2024 | | | **0** | 0 | | 10,569 | | **10,569** | (10,569) | (261,569) | 0 | 2024 |
| 2025 | 4,484 | | **4,484** | 0 | | 2,327 | | **2,327** | 2,157 | (259,412) | 0 | 2025 |
| 2026 | 5,438 | | **5,438** | 0 | | | 5,000 | **5,000** | 438 | (258,974) | 0 | 2026 |
| 2027 | 315,876 | | **315,876** | 0 | | | 5,100 | **5,100** | 310,776 | 51,802 | 600,000 | 2027 |
| 2028 | 340,444 | | **340,444** | 81,521 | | | 5,202 | **86,723** | 253,722 | 305,524 | 554,479 | 2028 |
| 2029 | 366,994 | | **366,994** | 81,521 | | | 5,306 | **86,827** | 280,167 | **585,691** | **506,227** | 2029 |
| 2030 | 370,664 | | **370,664** | 81,521 | | | 5,412 | **86,933** | 283,731 | 869,422 | 455,080 | 2030 |
| 2031 | 374,371 | | **374,371** | 81,521 | | | 5,520 | **87,041** | 287,329 | 1,156,751 | 400,864 | 2031 |
| 2032 | 378,114 | | **378,114** | 81,521 | | | 5,631 | **87,152** | 290,963 | 1,447,714 | 343,395 | 2032 |
| 2033 | 381,895 | | **381,895** | 81,521 | | | 5,743 | **87,264** | 294,631 | 1,742,345 | 282,478 | 2033 |
| 2034 | 385,714 | | **385,714** | 81,521 | | | 5,858 | **87,379** | 298,335 | 2,040,681 | 217,906 | 2034 |
| 2035 | 389,572 | | **389,572** | 81,521 | | | 5,975 | **87,496** | 302,075 | 2,342,756 | 149,460 | 2035 |
| 2036 | 393,467 | | **393,467** | 81,521 | | | 6,095 | **87,616** | 305,852 | 2,648,607 | 76,906 | 2036 |
| 2037 | 397,402 | | **397,402** | 81,521 | | | 6,217 | **87,738** | 309,664 | 2,958,272 | (0) | 2037 |
| 2038 | 401,376 | | **401,376** | 0 | | | 6,341 | **6,341** | 395,035 | 3,353,306 | 0 | 2038 |
| 2039 | 405,390 | | **405,390** | 0 | | | 6,468 | **6,468** | 398,922 | 3,752,228 | 0 | 2039 |
| 2040 | 409,444 | | **409,444** | 0 | | | 6,597 | **6,597** | 402,846 | 4,155,074 | 0 | 2040 |
| 2041 | 413,538 | | **413,538** | 0 | | | 6,729 | **6,729** | 406,809 | 4,561,883 | 0 | 2041 |
| 2042 | 417,673 | | **417,673** | 0 | | | 6,864 | **6,864** | 410,809 | 4,972,693 | 0 | 2042 |
| 2043 | 421,850 | | **421,850** | 0 | | | 7,001 | **7,001** | 414,849 | 5,387,541 | 0 | 2043 |
| 2044 | 426,069 | | **426,069** | 0 | | | 7,141 | **7,141** | 418,927 | 5,806,469 | 0 | 2044 |
| **Totals** | **6,999,775** | **0** | **6,999,775** | **815,208** | **0** | **12,896** | **114,203** | **942,307** | | | | Totals |

Notes:

**PROJECTED CLOSURE YEAR**

TID 6 Cashflow 6-24-26.xlsx
Prepared 9/1/2026

EHLERS PUBLIC FINANCE ADVISORS

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code | Municipality | | County | Due date | Report type |
| 08131 | HARRISON | | CALUMET | 07/01/2026 | ORIGINAL |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| 006 | 6 | | 03/28/2023 | 03/28/2044 | 12/31/2043 |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $-261,569 |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $4,484 |
| 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)** | **$4,484** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
| --- | --- | --- |

| Section 4 – Expenditures | Amount |
| --- | --- |
| **Capital expenditures** | |
| **Administration** | $1,670 |
| **Professional services** | $507 |
| **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 WI Wealth Management LLC | $0 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$2,327** |

| Section 5 – Ending Balance | Amount |
| --- | --- |
| **TID fund balance at end of year** | **$-259,412** |
| **Future costs** | **$929,411** |
| **Future revenue** | **$1,384,925** |
| **Surplus or deficit** | **$196,102** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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) |
|---|---|---|---|---|
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

**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 |
|---|---|---|---|---|---|
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
| --- | --- | --- |

| Section 7 – Preparer/Contact Information | |
| --- | --- |
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

| Submission Information | |
| --- | --- |
| Co-muni code | **08131** |
| TID number | **006** |
| Submission date | **06-29-2026 12:49 PM** |
| Confirmation | **TIDAR20251987O1782478962387** |
| Submission type | **ORIGINAL** |

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 2

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# Annual Tax Incremental District Report

## Harrison, Wisconsin
## Tax Incremental District No. 2

**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. 2 ("District") was created on January 29, 2019 as a mixed-use district. The District was amended on May 28, 2024 to add 22 acres and additional project expenditures.

The TID has an expenditure period that ends on January 29, 2035 and has a mandatory termination date of January 29, 2040.

**Background Data:**

| | |
|---|---|
| Base Value | $4,489,900 |
| Incremental Value (as of January 1, 2026) | $43,433,000 |
| Year End Fund Balance (2025) | $1,492,585 |
| Projected Closure (based on current cash flow) | 2029 |
| Original Projected Closure* | 2039 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**Notes:**

The District realized approximately $1.7 million in new incremental value as of January 1, 2026.

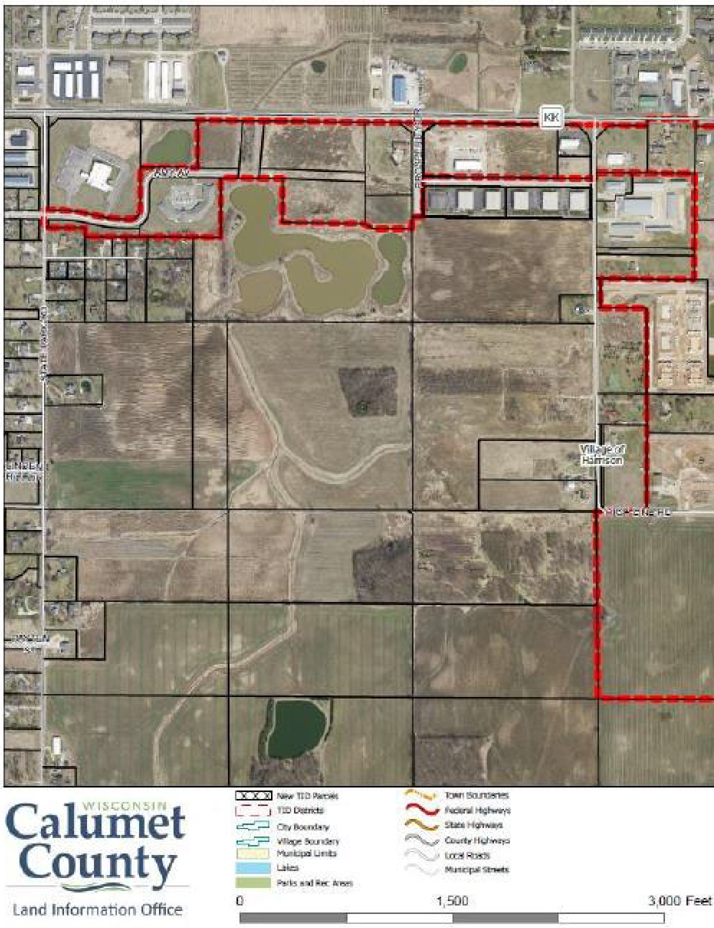
**Joint Review Board Action:**

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)

# Village of Harrison TID #2




WISCONSIN Calumet County Land Information Office

This map is only a graphical representation, and as such, should not be used for legal or official purposes. All data on this map is accurate as of April 2024.

# Village of Harrison, Wisconsin

## Tax Increment District No. 2

## Tax Increment Projection Worksheet

| | | | | |
|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 4,489,900 |
| District Creation Date | January 29, 2019 | | Economic Change Factor | 0.00% |
| Valuation Date | Jan 1, | 2019 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $13.17 |
| End of Expenditure Period | 16 | 1/29/2035 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2040 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 4 | 2022 | 32,514,200 | 2023 | 0 | 32,514,200 | 2024 | $13.17 | **428,138** |
| 5 | 2023 | 8,432,300 | 2024 | 0 | 40,946,500 | 2025 | $13.67 | **555,994** |
| 6 | 2024 | 803,000 | 2025 | 0 | 41,749,500 | 2026 | $13.32 | **555,895** |
| 7 | 2025 | 1,683,500 | 2026 | 0 | 43,433,000 | 2027 | $13.32 | **578,311** |
| 8 | 2026 | 0 | 2027 | 0 | 43,433,000 | 2028 | $13.32 | **578,311** |
| 9 | 2027 | 0 | 2028 | 0 | 43,433,000 | 2029 | $13.32 | **578,311** |
| 10 | 2028 | 0 | 2029 | 0 | 43,433,000 | 2030 | $13.32 | **578,311** |
| 11 | 2029 | 0 | 2030 | 0 | 43,433,000 | 2031 | $13.32 | **578,311** |
| 12 | 2030 | 0 | 2031 | 0 | 43,433,000 | 2032 | $13.32 | **578,311** |
| 13 | 2031 | 0 | 2032 | 0 | 43,433,000 | 2033 | $13.32 | **578,311** |
| 14 | 2032 | 0 | 2033 | 0 | 43,433,000 | 2034 | $13.32 | **578,311** |
| 15 | 2033 | 0 | 2034 | 0 | 43,433,000 | 2035 | $13.32 | **578,311** |
| 16 | 2034 | 0 | 2035 | 0 | 43,433,000 | 2036 | $13.32 | **578,311** |
| 17 | 2035 | 0 | 2036 | 0 | 43,433,000 | 2037 | $13.32 | **578,311** |
| 18 | 2036 | 0 | 2037 | 0 | 43,433,000 | 2038 | $13.32 | **578,311** |
| 19 | 2037 | 0 | 2038 | 0 | 43,433,000 | 2039 | $13.32 | **578,311** |
| 20 | 2038 | 0 | 2039 | 0 | 43,433,000 | 2040 | $13.32 | **578,311** |
| | **Totals** | **43,433,000** | | **0** | | | **Future Value of Increment** | **9,636,382** |

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 2

### Cash Flow Projection

| | Projected Revenues | | | | Projected Expenditures | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Debt Proceeds | Other Revenue | **Total Revenues** | Total Debt Service | MRO #1 Year Fairway $30,000 | Capital | Prof Services/Cons & Dev | Real Property Assembly | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2024 | 428,138 | 900,000 | 1,000 | **1,329,138** | 0 | | 1,928,195 | 92,992 | 34,282 | 1,322 | **2,056,791** | (727,653) | (515,893) | 2,835,000 | 2024 |
| 2025 | 555,994 | 1,905,000 | 254,315 | **2,715,309** | 181,936 | 8,920 | 383,917 | 132,058 | | | **706,831** | 2,008,478 | 1,492,585 | 2,739,210 | 2025 |
| 2026 | 555,895 | | | **555,895** | 387,993 | 7,726 | 492,888 | | | 5,000 | **893,607** | (337,712) | 1,154,873 | 2,475,704 | 2026 |
| 2027 | 578,311 | | | **578,311** | 373,865 | 7,726 | | | | 5,100 | **386,691** | 191,620 | 1,346,494 | 2,212,955 | 2027 |
| 2028 | 578,311 | | | **578,311** | 374,617 | 5,629 | | | | 5,202 | **385,448** | 192,863 | 1,539,357 | 1,937,908 | 2028 |
| 2029 | 578,311 | | | **578,311** | 374,866 | | | | | 5,306 | **380,172** | 198,139 | **1,737,496** | **1,653,616** | 2029 |
| 2030 | 578,311 | | | **578,311** | 374,617 | | | | | 5,412 | **380,029** | 198,282 | 1,935,778 | 1,354,266 | 2030 |
| 2031 | 578,311 | | | **578,311** | 373,867 | | | | | 5,520 | **379,387** | 198,924 | 2,134,702 | 1,039,555 | 2031 |
| 2032 | 578,311 | | | **578,311** | 373,767 | | | | | 5,631 | **379,398** | 198,913 | 2,333,615 | 709,214 | 2032 |
| 2033 | 578,311 | | | **578,311** | 374,367 | | | | | 5,743 | **380,110** | 198,201 | 2,531,815 | 362,800 | 2033 |
| 2034 | 578,311 | | | **578,311** | 374,568 | | | | | 5,858 | **380,426** | 197,885 | 2,729,700 | 0 | 2034 |
| 2035 | 578,311 | | | **578,311** | 0 | | | | | 5,975 | **5,975** | 572,336 | 3,302,036 | 0 | 2035 |
| 2036 | 578,311 | | | **578,311** | 0 | | | | | 6,095 | **6,095** | 572,216 | 3,874,252 | 0 | 2036 |
| 2037 | 578,311 | | | **578,311** | 0 | | | | | 6,217 | **6,217** | 572,094 | 4,446,346 | 0 | 2037 |
| 2038 | 578,311 | | | **578,311** | 0 | | | | | 6,341 | **6,341** | 571,970 | 5,018,315 | 0 | 2038 |
| 2039 | 578,311 | | | **578,311** | 0 | | | | | 6,468 | **6,468** | 571,843 | 5,590,158 | 0 | 2039 |
| 2040 | 578,311 | | | **578,311** | 0 | | | | | 6,597 | **6,597** | 571,714 | 6,161,872 | 0 | 2040 |
| **Totals** | **9,636,382** | **2,805,000** | **255,315** | **12,696,697** | **3,564,463** | **30,000** | **2,805,000** | **225,050** | **34,282** | **87,789** | **6,746,584** | | | | Totals |

Notes:
1. Fairway MRO is equal to 80% of the increment revenue generated by the development on an annual basis.

**PROJECTED CLOSURE YEAR**

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**08131** | Municipality<br>**HARRISON** | | County<br>**CALUMET** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**002** | TID type<br>**6** | TID name<br>**TID #2** | Creation date<br>**01/29/2019** | Mandatory termination date<br>**01/29/2040** | Anticipated termination date<br>**12/31/2039** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$-515,893** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $555,994 |
| **Investment income** | |
| **Debt proceeds** | $1,905,000 |
| **Special assessments** | |
| **Shared revenue** | |
| **Sale of property** | $254,315 |
| **Allocation from another TID** | |
| TID number | |
| **Developer guarantees** | |
| Developer name | |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source | |
| **Total Revenue (deposits)** | **$2,715,309** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | $383,917 |
| **Administration** | $2,659 |
| **Professional services** | $49,198 |
| **Interest and fiscal charges** | $95,065 |
| **DOR fees** | $150 |
| **Discount on long-term debt** | |
| **Debt issuance costs** | |
| **Principal on long-term debt** | $86,871 |
| **Environmental costs** | |
| **Real property assembly costs** | $88,971 |
| **Allocation to another TID** | |
| TID number | |
| **Developer grants** | |
| Developer name Premier Harrison, LLC | $0 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$706,831** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$1,492,585** |
| **Future costs** | **$3,982,962** |
| **Future revenue** | **$8,338,428** |
| **Surplus or deficit** | **$5,848,051** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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) |
|---|---|---|---|---|
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

**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 |
|---|---|---|---|---|---|
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 7 – Preparer/Contact Information | |
|---|---|
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

| Submission Information | |
|---|---|
| Co-muni code | **08131** |
| TID number | **002** |
| Submission date | **06-29-2026 12:44 PM** |
| Confirmation | **TIDAR20251987O1782478723114** |
| Submission type | **ORIGINAL** |

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# The Village of Harrison

## Tax Incremental District No. 4

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# Annual Tax Incremental District Report

## Harrison, 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 September 8, 2020 as a mixed-use district.

The TID has an expenditure period that ends on September 8, 2035 and has a mandatory termination date of September 8, 2040.

**Background Data:**

| | |
|---|---|
| Base Value | $444,400 |
| Incremental Value (as of January 1, 2026) | $104,759,400 |
| Year End Fund Balance (2025) | $243,140 |
| Projected Closure (based on current cash flow) | 2034 |
| Original Projected Closure* | 2040 |

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

**Notes:**

The District had a reduction in incremental value of approximately $8.3 million as of January 1, 2026.

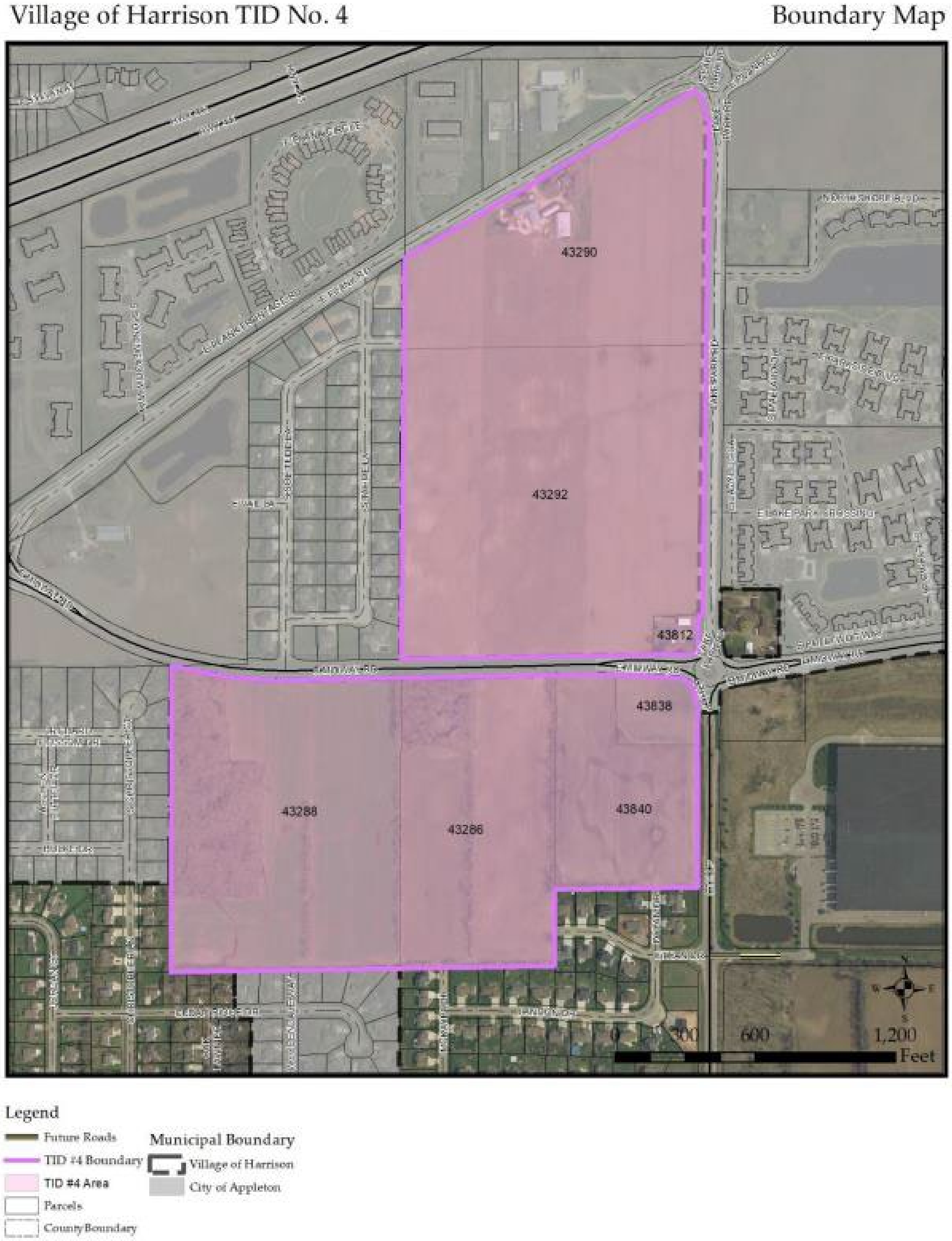
**Joint Review Board Action:**

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)

## Map 1. BOUNDARY & PARCEL MAP



# Village of Harrison, Wisconsin

## Tax Increment District No. 4

### Tax Increment Projection Worksheet

| | | | | |
|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 444,400 |
| District Creation Date | September 8, 2020 | | Economic Change Factor | 0.00% |
| Valuation Date | Jan 1, | 2020 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $12.69 |
| End of Expenditure Period | 15 | 9/8/2035 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2041 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 3 | 2022 | 41,896,200 | 2023 | 0 | 41,896,200 | 2024 | $12.69 | **568,246** |
| 4 | 2023 | 41,064,000 | 2024 | 0 | 82,960,200 | 2025 | $12.09 | **1,070,341** |
| 5 | 2024 | 30,146,600 | 2025 | 0 | 113,106,800 | 2026 | $12.52 | **1,416,043** |
| 6 | 2025 | (8,347,400) | 2026 | 0 | 104,759,400 | 2027 | $12.52 | **1,311,538** |
| 7 | 2026 | 0 | 2027 | 0 | 104,759,400 | 2028 | $12.52 | **1,311,538** |
| 8 | 2027 | 0 | 2028 | 0 | 104,759,400 | 2029 | $12.52 | **1,311,538** |
| 9 | 2028 | 0 | 2029 | 0 | 104,759,400 | 2030 | $12.52 | **1,311,538** |
| 10 | 2029 | 0 | 2030 | 0 | 104,759,400 | 2031 | $12.52 | **1,311,538** |
| 11 | 2030 | 0 | 2031 | 0 | 104,759,400 | 2032 | $12.52 | **1,311,538** |
| 12 | 2031 | 0 | 2032 | 0 | 104,759,400 | 2033 | $12.52 | **1,311,538** |
| 13 | 2032 | 0 | 2033 | 0 | 104,759,400 | 2034 | $12.52 | **1,311,538** |
| 14 | 2033 | 0 | 2034 | 0 | 104,759,400 | 2035 | $12.52 | **1,311,538** |
| 15 | 2034 | 0 | 2035 | 0 | 104,759,400 | 2036 | $12.52 | **1,311,538** |
| 16 | 2035 | 0 | 2036 | 0 | 104,759,400 | 2037 | $12.52 | **1,311,538** |
| 17 | 2036 | 0 | 2037 | 0 | 104,759,400 | 2038 | $12.52 | **1,311,538** |
| 18 | 2037 | 0 | 2038 | 0 | 104,759,400 | 2039 | $12.52 | **1,311,538** |
| 19 | 2038 | 0 | 2039 | 0 | 104,759,400 | 2040 | $12.52 | **1,311,538** |
| 20 | 2039 | 0 | 2040 | 0 | 104,759,400 | 2041 | $12.52 | **1,311,538** |
| **Totals** | | **104,759,400** | | **0** | | | **Future Value of Increment** | **22,727,693** |

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Village of Harrison, Wisconsin

## Tax Increment District No. 4

## Cash Flow Projection

| | Projected Revenues | | | Projected Expenditures | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Other Revenue | **Total Revenues** | Total Debt Service | MRO #1 Year Lexington Homes $13,823,998 | Transfer Out | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2024 | 568,246 | | **568,246** | 0 | 497,094 | | 150 | **497,244** | 71,002 | 153,488 | 13,326,904 | 2024 |
| 2025 | 1,070,341 | | **1,070,341** | 0 | 867,384 | 113,305 | | **980,689** | 89,652 | 243,140 | 12,459,520 | 2025 |
| 2026 | 1,416,043 | | **1,416,043** | 0 | 911,363 | | 5,000 | **916,363** | 499,680 | 742,820 | 11,548,157 | 2026 |
| 2027 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,100 | **916,463** | 395,074 | 1,137,894 | 10,636,793 | 2027 |
| 2028 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,202 | **916,565** | 394,972 | 1,532,866 | 9,725,430 | 2028 |
| 2029 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,306 | **916,669** | 394,868 | 1,927,734 | 8,814,066 | 2029 |
| 2030 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,412 | **916,776** | 394,762 | 2,322,496 | 7,902,703 | 2030 |
| 2031 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,520 | **916,884** | 394,654 | 2,717,150 | 6,991,340 | 2031 |
| 2032 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,631 | **916,994** | 394,543 | 3,111,693 | 6,079,976 | 2032 |
| 2033 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,743 | **917,107** | 394,431 | 3,506,124 | 5,168,613 | 2033 |
| 2034 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,858 | **917,222** | 394,316 | 3,900,439 | 4,257,249 | 2034 |
| 2035 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 5,975 | **917,339** | 394,199 | **4,294,638** | **3,345,886** | 2035 |
| 2036 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 6,095 | **917,458** | 394,079 | 4,688,717 | 2,434,523 | 2036 |
| 2037 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 6,217 | **917,580** | 393,957 | 5,082,674 | 1,523,159 | 2037 |
| 2038 | 1,311,538 | | **1,311,538** | 0 | 911,363 | | 6,341 | **917,705** | 393,833 | 5,476,507 | 611,796 | 2038 |
| 2039 | 1,311,538 | | **1,311,538** | 0 | 611,796 | | 6,468 | **618,264** | 693,274 | 6,169,781 | 0 | 2039 |
| 2040 | 1,311,538 | | **1,311,538** | 0 | | | 6,597 | **6,597** | 1,304,940 | 7,474,721 | 0 | 2040 |
| 2041 | 1,311,538 | | **1,311,538** | 0 | | | 6,729 | **6,729** | 1,304,808 | 8,779,529 | 0 | 2041 |
| **Totals** | **22,727,693** | **0** | **22,727,693** | **0** | **13,823,998** | **113,305** | **93,346** | **14,030,649** | | | | Totals |

Notes:
1. The MRO is equal to 90% of the increment generated by the development up to the MRO maximum amount.

**PROJECTED CLOSURE YEAR**

**LEGEND:**
**CALLABLE MATURITIES**
**END OF EXP. PERIOD**



EHLERS PUBLIC FINANCE ADVISORS

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**08131** | Municipality<br>**HARRISON** | | County<br>**CALUMET** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**004** | TID type<br>**6** | TID name<br>**TID #4** | Creation date<br>**09/08/2020** | Mandatory termination date<br>**09/08/2040** | Anticipated termination date<br>**12/31/2039** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$153,488** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $1,070,341 |
| **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)** | **$1,070,341** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
| --- | --- | --- |

| Section 4 – Expenditures | | Amount |
| --- | --- | --- |
| **Capital expenditures** | | |
| **Administration** | | $1,670 |
| **Professional services** | | $368 |
| **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 | Lexington Homes | $865,196 |
| **Transfer to other funds** | | |
| Fund | Capital for Rennwood Park | $113,305 |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$980,689** |

| Section 5 – Ending Balance | Amount |
| --- | --- |
| **TID fund balance at end of year** | **$243,140** |
| **Future costs** | **$12,552,716** |
| **Future revenue** | **$22,656,688** |
| **Surplus or deficit** | **$10,347,112** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## 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) |
|---|---|---|---|---|
| 001 | $7,090,000 | $0 | $670,700 | $7,760,700 |
| 002 | $740,700 | $0 | $2,421,300 | $3,162,000 |
| 003 | $0 | $0 | $4,689,400 | $4,689,400 |
| 004 | $13,862,400 | $0 | $13,915,100 | $27,777,500 |
| 005 | $0 | $0 | $0 | $0 |
| 006 | $0 | $0 | $67,000 | $67,000 |
| **Total** | **$21,693,100** | **$0** | **$21,763,500** | **$43,456,600** |

**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 |
|---|---|---|---|---|---|
| 001 | $7,760,700 | $2,066,082,000 | 0.38 | $3,320,250 | $12,617 |
| 002 | $3,162,000 | $2,066,082,000 | 0.15 | $3,320,250 | $4,980 |
| 003 | $4,689,400 | $2,066,082,000 | 0.23 | $3,320,250 | $7,637 |
| 004 | $27,777,500 | $2,066,082,000 | 1.34 | $3,320,250 | $44,491 |
| 005 | $0 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| 006 | $67,000 | $2,066,082,000 | 0.00 | $3,320,250 | $0 |
| **Total** | **$43,456,600** | **$2,066,082,000** | **2.10** | **$3,320,250** | **$69,725** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $0 | $0 |

**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 | 001 | $7,021,000 | $1,906,862,300 | 0.37 | $3,210,148 | $11,878 |
| 2024 | 002 | $7,641,700 | $1,906,862,300 | 0.40 | $3,210,148 | $12,841 |
| 2024 | 003 | $-10,037,800 | $1,906,862,300 | -0.53 | $3,210,148 | $-17,014 |
| 2024 | 004 | $22,794,100 | $1,906,862,300 | 1.20 | $3,210,148 | $38,522 |
| 2024 | 005 | $0 | $1,906,862,300 | 0.00 | $3,210,148 | $0 |
| 2024 | 006 | $331,600 | $1,906,862,300 | 0.02 | $3,210,148 | $642 |
| **2024** | **Total** | **$27,750,600** | **$1,906,862,300** | **1.46** | **$3,210,148** | **$46,868** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 2023 | 001 | $49,700 | $1,617,243,900 | 0.00 | $2,880,063 | $0 |
| 2023 | 002 | $2,720,700 | $1,617,243,900 | 0.17 | $2,880,063 | $4,896 |
| 2023 | 003 | $10,882,900 | $1,617,243,900 | 0.67 | $2,880,063 | $19,296 |
| 2023 | 004 | $26,527,000 | $1,617,243,900 | 1.64 | $2,880,063 | $47,233 |
| **2023** | **Total** | **$40,180,300** | **$1,617,243,900** | **2.48** | **$2,880,063** | **$71,426** |

| Form PE-300 | TID Annual Report | 2025 WI Dept of Revenue |
|---|---|---|

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Alissa Van Eperen** | Preparer title<br>**Treasurer** |
| Preparer email<br>**avaneperen@harrison.wi.gov** | Preparer phone<br>**(920) 989-1062** |
| Contact name<br>**Chad Pelishek** | Contact title<br>**Assistant Village Manager** |
| Contact email<br>**cpelishek@harrison.wi.gov** | Contact phone<br>**(920) 989-1062** |

## Submission Information

| | |
|---|---|
| Co-muni code | **08131** |
| TID number | **004** |
| Submission date | **06-29-2026 12:47 PM** |
| Confirmation | **TIDAR20251987O1782478855329** |
| Submission type | **ORIGINAL** |