September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

The Village of Harrison

Tax Incremental District No. 3

Prepared by:

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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.

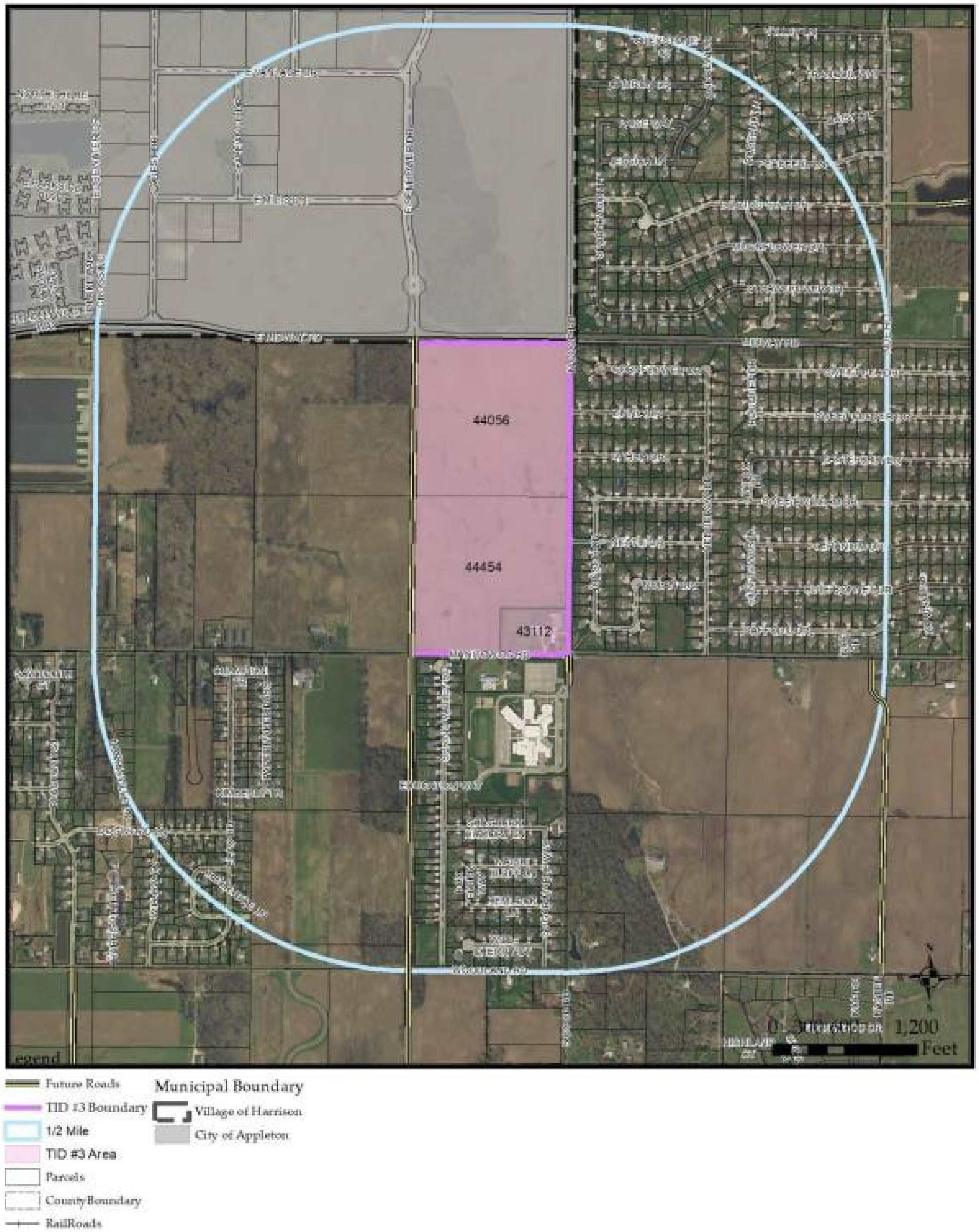
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

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	
District Creation Date	July 14, 2020	
Valuation Date	Jan 1,	2020
Max Life (Years)	20	
End of Expenditure Period	15	7/14/2035
Revenue Periods/Final Year	20	2041
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	193,000
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
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).

EHLERS
PUBLIC FINANCE ADVISORS

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

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 003	TID type 6	TID name TID #3	Creation date 07/14/2020	Mandatory termination date 07/14/2040	Anticipated termination date 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**

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