

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

The Village of Harrison

Tax Incremental District No. 4



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.

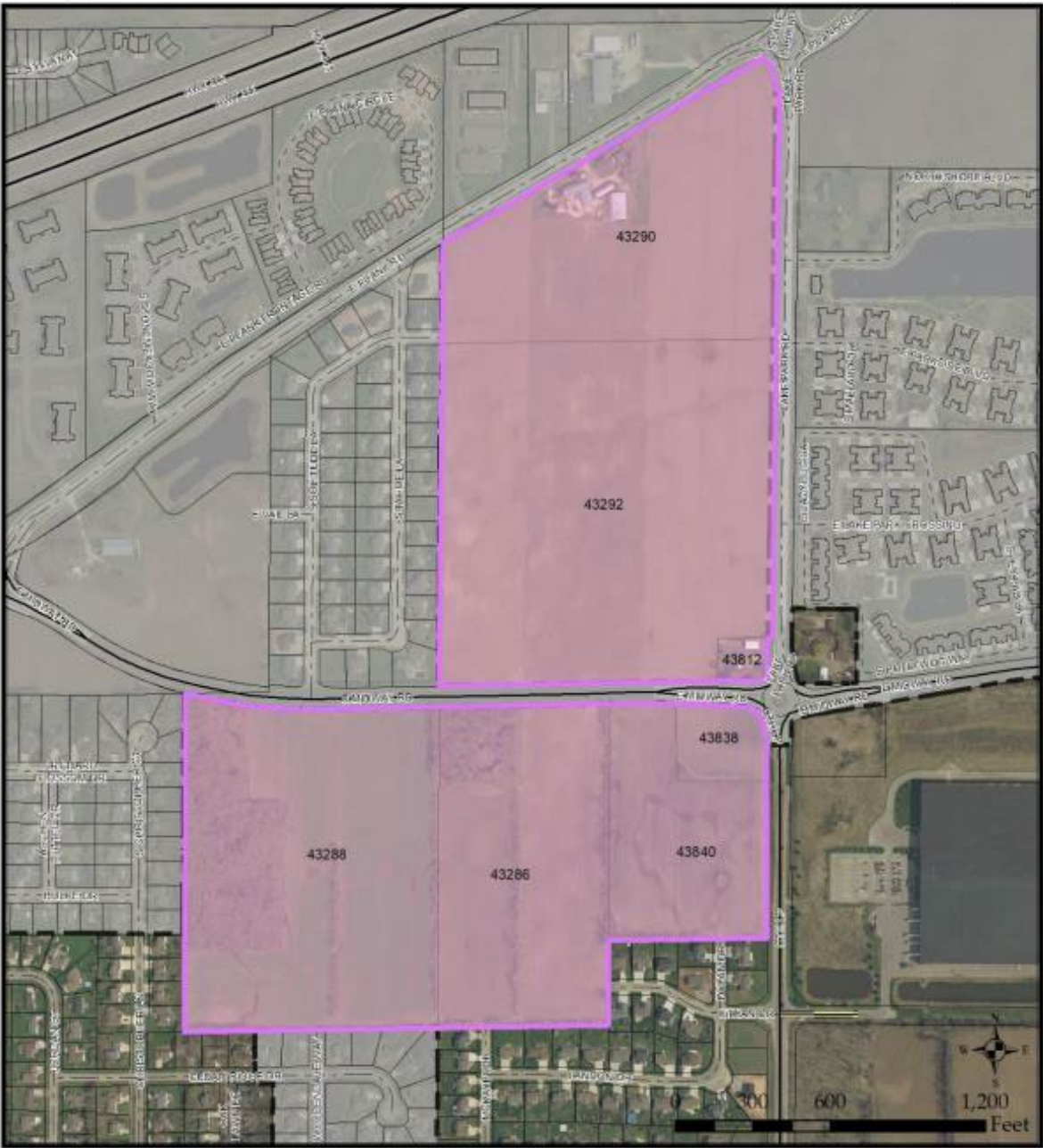
Attachments:

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

Map 1. BOUNDARY & PARCEL MAP

Village of Harrison TID No. 4

Boundary Map



- Legend**
- Future Roads
 - TID #4 Boundary
 - TID #4 Area
 - Parcels
 - County Boundary
 - Municipal Boundary
 - Village of Harrison
 - City of Appleton

Village of Harrison, Wisconsin

Tax Increment District No. 4

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
End of Expenditure Period
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Mixed Use	
September 8, 2020	
Jan 1,	2020
20	
15	9/8/2035
20	2041
Yes	3
No	

Base Value	444,400
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	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				
	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												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

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 004	TID type 6	TID name TID #4	Creation date 09/08/2020	Mandatory termination date 09/08/2040	Anticipated termination date 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 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	004
Submission date	06-29-2026 12:47 PM
Confirmation	TIDAR20251987O1782478855329
Submission type	ORIGINAL