

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

The Village of Harrison

Tax Incremental District No. 2



Prepared by:

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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.

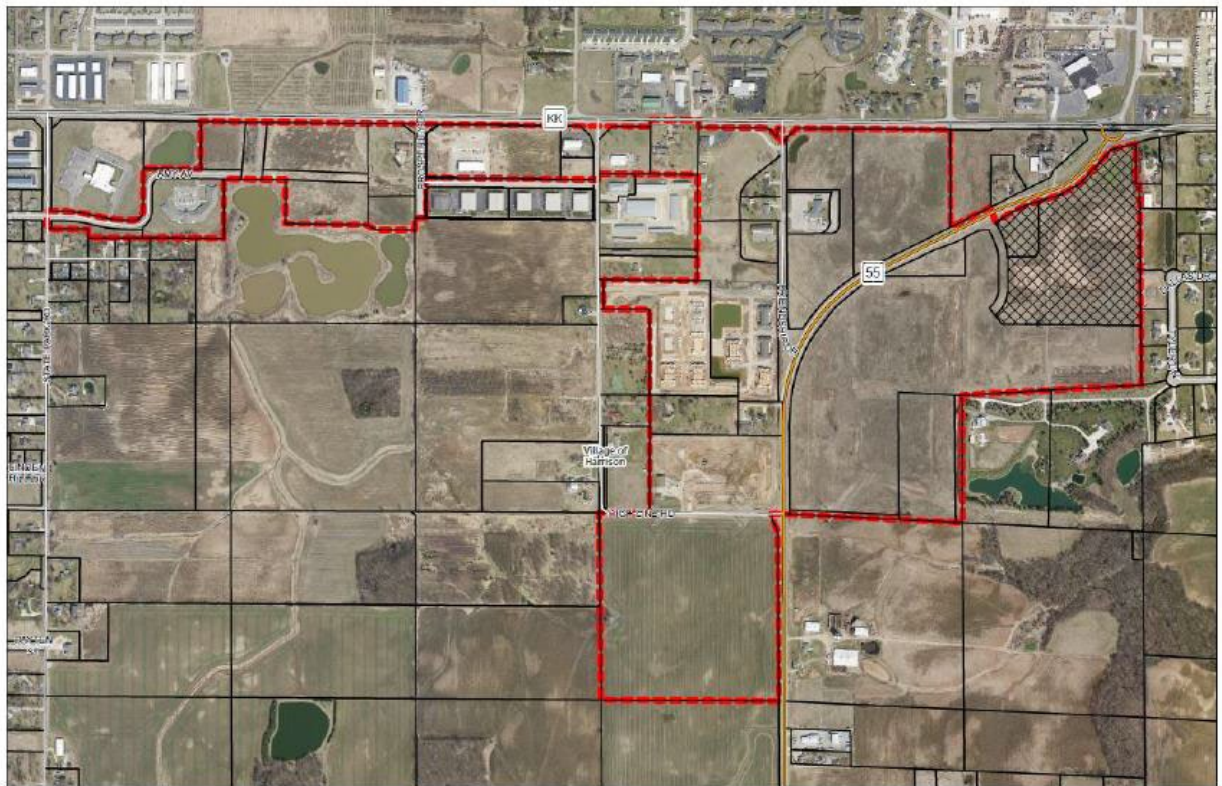
Notes: The District realized approximately \$1.7 million in new incremental value as of January 1, 2026.

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



Calumet
County
Land Information Office



0 1,500 3,000 Feet



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

Mixed Use	
January 29, 2019	
Jan 1,	2019
20	
16	1/29/2035
20	2040
Yes	3
No	

Base Value	4,489,900
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	\$13.17
Rate Adjustment Factor	0.00%

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

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
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Section 1 – Municipality and TID					
Co-muni code 08131	Municipality HARRISON		County CALUMET	Due date 07/01/2026	Report type ORIGINAL
TID number 002	TID type 6	TID name TID #2	Creation date 01/29/2019	Mandatory termination date 01/29/2040	Anticipated termination date 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
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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
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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
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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	002
Submission date	06-29-2026 12:44 PM
Confirmation	TIDAR20251987O1782478723114
Submission type	ORIGINAL