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).

TID 6 Cashflow 6-24-26.xlsx

Prepared 9/1/2026

EHLERS PUBLIC FINANCE ADVISORS

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

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 **006**	TID type **6**	TID name	Creation date **03/28/2023**	Mandatory termination date **03/28/2044**	Anticipated termination date **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**

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	**006**
Submission date	**06-29-2026 12:49 PM**
Confirmation	**TIDAR20251987O1782478962387**
Submission type	**ORIGINAL**