September 21, 2026

DRAFT PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 27

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting:	August 26, 2026
Public Hearing Held:	August 26, 2026
Consideration by Plan Commission:	August 26, 2026
Action by Common Council:	Scheduled for TBD
Action by the Joint Review Board:	Scheduled for TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 27 ("District") is a proposed industrial District comprising approximately 31 acres located along County HWY A and Weeden Creek recently annexed into the City. When created, the District will pay the costs of water and sewer infrastructure improvements, development incentives including, without limitation, for a 72,000 square foot manufacturing facility for Northland Plastics ("Project"), and other project costs to support industrial development within the District.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $3,005,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs within the District include an estimated $2,000,000 in development incentives, $650,000 for water and sewer improvements, $51,000 administrative and planning costs, estimated $302,700 of interest expense, and $1,575 for taxes paid to the Town of Wilson.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $10,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

- The investment needed to provide the public infrastructure necessary to allow for development within the District. These services are essential for Northland Plastics operations.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
   - The relocation of the manufacturing facility will retain jobs for a 3rd generation company located within the City for 73 years, which enhances quality job opportunities in the community.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites which are encouraged and promoted for development as set forth in Wis. Stat. § 66.1101, and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District is designated as an industrial district.

6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of property in the District.

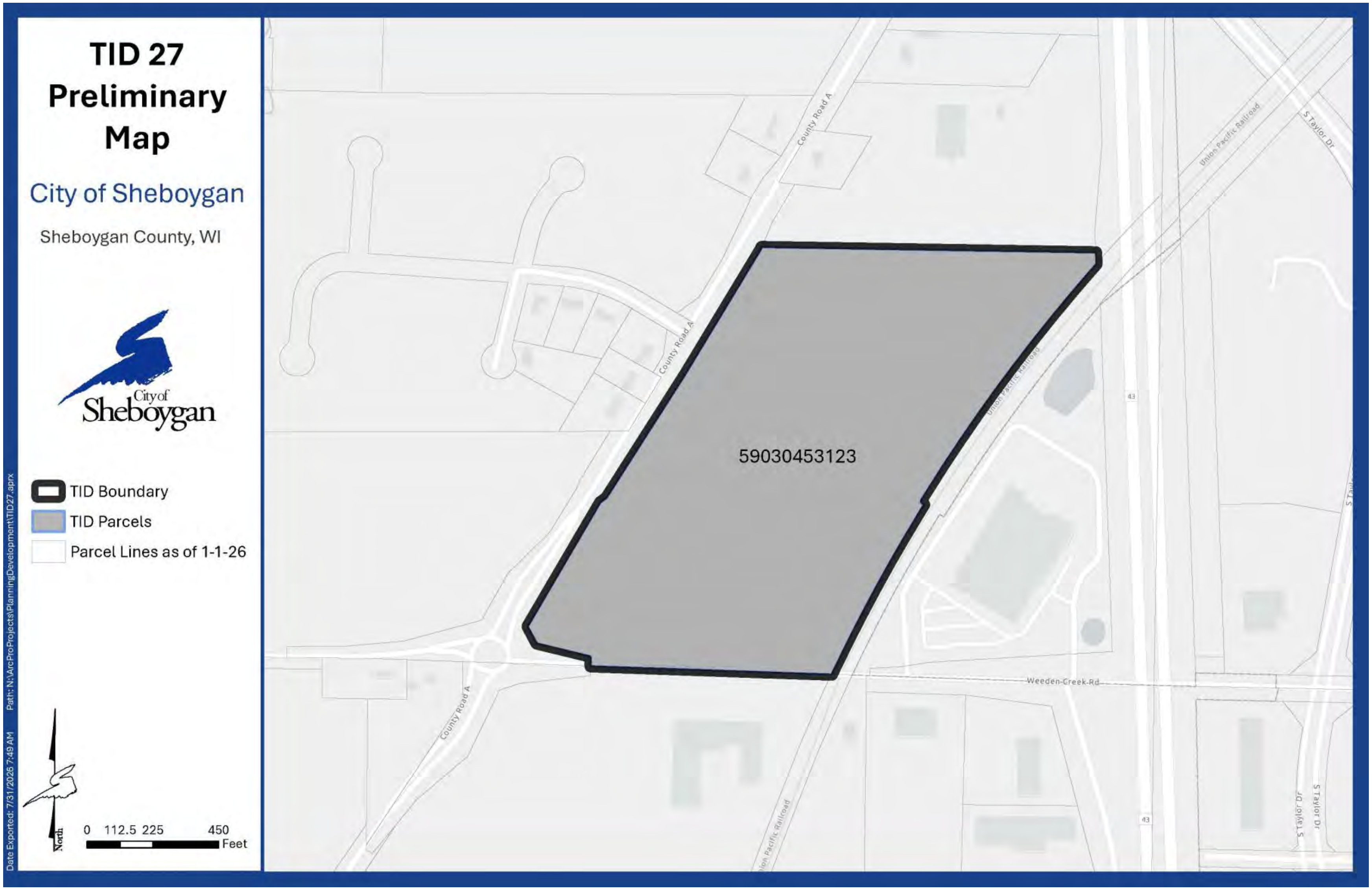
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The parcel to be included within the District was annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Wilson an amount equal to the property taxes the town last levied on the territory for each of the next five years.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Maps found on following pages.

1. Parcel configuration as of 1/1/2026.
2. Parcel configuration with annexation.


TID 27
Preliminary
Map
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID Boundary
TID Parcels
Parcel Lines as of 1-1-26
0 112.5 225 450
Feet
North
59030453123
County Road A
Union Pacific Railroad
Weeden Creek Rd
S Taylor Dr


TID 27
Boundary
Map
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID Boundary
TID Parcel
Parcel Lines
0 112.5 225 450
Feet
North
59030453123
New parcel number will
be assigned to reflect
annexation.
County Road A
Weeden Creek Rd
Union Pacific Railroad
S Taylor Dr

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page


TID 27
Existing Use
& Conditions
City of Sheboygan
Sheboygan County, WI
TID Boundary
Parcel Lines
Existing Use
Undeveloped
0 0.02 0.04 0.08
Miles
North
Date Exported: 9/16/2026 2:57 PM Path: N:\ArcProProjects\PlanningDevelopment\TID27.aprx
County Road A
Weeden Creek Rd

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Owner	Acres	Suitable Acres: Industrial (zoned and suitable for)
1	59030453123	CHARLES V WIGG	31.00	31.00
TOTALS			31.00	31.00

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
59030453123	43,430	157,810	**201,240**	43,400	157,800	**201,200**
TOTALS	**43,430**	**157,810**	**201,240**	**43,400**	**157,800**	**201,200**

1) Calculation based on aggregate assessment ratio of 100%

*Parcel will be subdivided by CSM and only a portion will be included in the District boundaries. Value is estimated based on acreage of parcel included in TID boundaries.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $200,182,000. This value is less than the maximum of $661,293,468 in equalized value that is permitted for the City.

Valuation Test Compliance Calculation		
Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2026)	$	5,510,778,900
TID Valuation Limit @ 12% of Above Value	**$**	**661,293,468**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	201,200
Incremental Value of Existing Districts (Jan. 1, 2026)	$	199,980,800
Total Value Subject to 12% Valuation Limit	**$**	**200,182,000**
Total Percentage of TID IN Equalized Value		3.63%
Residual Value Capacity of TID IN Equalized Value	$	461,111,468

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Municipal Revenue Obligations (MRO's) (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City's Common Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous

Property Tax Payments to Town

Property tax payments due to the Town of Wilson under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

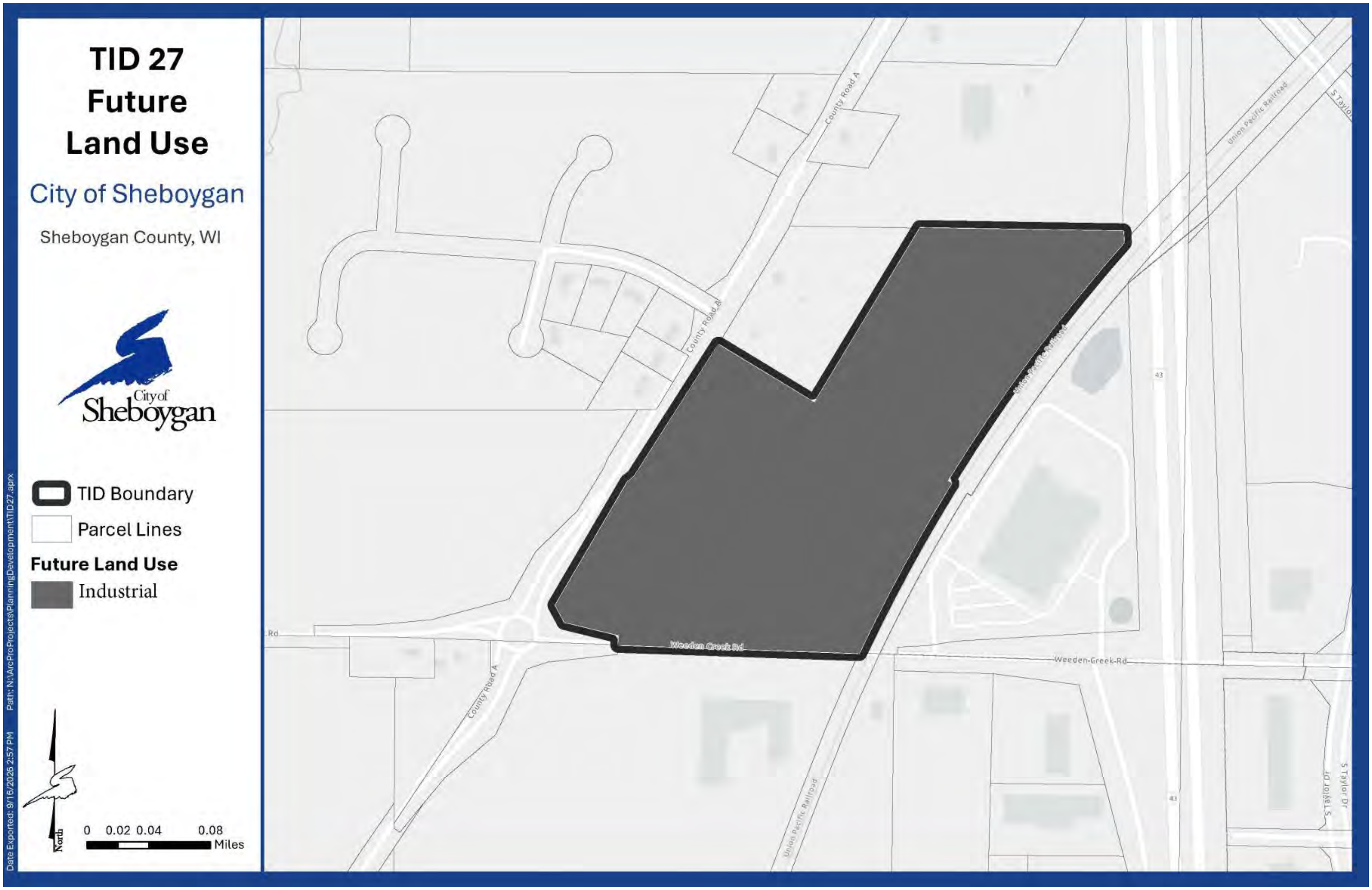
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements & Future Uses

Map Found on Following Page.


TID 27
Future
Land Use
City of Sheboygan
Sheboygan County, WI
TID Boundary
Parcel Lines
Future Land Use
Industrial
0 0.02 0.04 0.08
Miles
North
Date Exported: 9/16/2026 2:57 PM
Path: N:\ArcProProjects\PlanningDevelopment\TID27.aprx
County Road A
Weeden Creek Rd
Union Pacific Railroad
S Taylor Dr
43

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

While the City can reallocate costs between projects as necessary, all expenditures will require separate approval by the City's Common Council. The City expects to review planned TID expenditures and projected increment within the District prior to approving capital expenditures or developer incentives to determine if it is feasible for the District to support the proposed costs.

Detailed List of Estimated Project Costs

Project Name/Type	Estimated Cost	Less: Non-Project Costs	Totals
Water and Sanitary Sewer Improvements	650,000		**650,000**
Developer Incentive	2,000,000		**2,000,000**
Payment of Town Taxes	1,575		**1,575**
Interest Expense	302,676		**302,676**
Planning & Administrative Costs	51,000		**51,000**
Total Projects	**3,005,251**	**0**	**3,005,251**

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project within the District is anticipated to generate $10,000,000 of incremental value (Table 1). Assuming the 2025 levy/2026 budget equalized TID Interim tax rate of $15.93 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,154,585 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

The cash flow exhibit (Table 3) illustrates potential Project Costs that can be supported by the Project within the District. Additional Project Costs can be funded if tax increment is sufficient to support the costs. The District is projected to accumulate sufficient funds by the year 2047 to pay off Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected. The cash flow exhibit is an illustration of how Project Costs could be funded and does not represent a commitment by the City to proceed with a specific project or fund it in a particular manner.

Table 1 – Development Assumptions

Construction Year		Projected Incremental Value Total Value	Annual Total	Construction Year	
1	2026	8,000,000	**8,000,000**	2026	1
2	2027	2,000,000	**2,000,000**	2027	2
3	2028		**0**	2028	3
4	2029		**0**	2029	4
5	2030		**0**	2030	5
6	2031		**0**	2031	6
7	2032		**0**	2032	7
8	2033		**0**	2033	8
9	2034		**0**	2034	9
10	2035		**0**	2035	10
11	2036		**0**	2036	11
12	2037		**0**	2037	12
13	2038		**0**	2038	13
14	2039		**0**	2039	14
15	2040		**0**	2040	15
16	2041		**0**	2041	16
17	2042		**0**	2042	17
18	2043		**0**	2043	18
19	2044		**0**	2044	19
20	2045		**0**	2045	20
Totals		**10,000,000**	**10,000,000**		

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet

Type of District	Industrial		
District Creation Date	September 21, 2026		
Valuation Date	Jan 1,	2026	
Max Life (Years)	20		
End of Expenditure Period	15	9/21/2041	
Revenue Periods/Final Year	20	2047	
Extension Eligibility/Years	Yes	3	
Eligible Recipient District	No		

Base Value	201,200
Economic Change Factor	
Apply to Base Value	
Base Tax Rate	$15.93
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2026	8,000,000	2027	0	8,000,000	2028	$15.93	**127,458**
2	2027	2,000,000	2028	0	10,000,000	2029	$15.93	**159,322**
3	2028	0	2029	0	10,000,000	2030	$15.93	**159,322**
4	2029	0	2030	0	10,000,000	2031	$15.93	**159,322**
5	2030	0	2031	0	10,000,000	2032	$15.93	**159,322**
6	2031	0	2032	0	10,000,000	2033	$15.93	**159,322**
7	2032	0	2033	0	10,000,000	2034	$15.93	**159,322**
8	2033	0	2034	0	10,000,000	2035	$15.93	**159,322**
9	2034	0	2035	0	10,000,000	2036	$15.93	**159,322**
10	2035	0	2036	0	10,000,000	2037	$15.93	**159,322**
11	2036	0	2037	0	10,000,000	2038	$15.93	**159,322**
12	2037	0	2038	0	10,000,000	2039	$15.93	**159,322**
13	2038	0	2039	0	10,000,000	2040	$15.93	**159,322**
14	2039	0	2040	0	10,000,000	2041	$15.93	**159,322**
15	2040	0	2041	0	10,000,000	2042	$15.93	**159,322**
16	2041	0	2042	0	10,000,000	2043	$15.93	**159,322**
17	2042	0	2043	0	10,000,000	2044	$15.93	**159,322**
18	2043	0	2044	0	10,000,000	2045	$15.93	**159,322**
19	2044	0	2045	0	10,000,000	2046	$15.93	**159,322**
20	2045	0	2046	0	10,000,000	2047	$15.93	**159,322**
	Totals	**10,000,000**		**0**		**Future Value of Increment**		**3,154,585**

Table 3 – Cash Flow

Cash Flow Projection																
	Projected Revenues			Projected Expenditures									Balances			
				Repayment of Advance $650,000 Dated Date: 10/01/26				Projected Incentive 2,000,000								
Year	Tax Increments	Advance From Utilities	**Total Revenues**	Principal	Est. Rate	Interest	Total Advance Payment		Water and Sewer	Payment of Town Taxes	Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026		650,000	**650,000**				0		650,000	315	30,000	**680,315**	(30,315)	(30,315)	2,650,000	2026
2027			**0**			23,855	23,855			315	1,000	**25,170**	(25,170)	(55,485)	2,650,000	2027
2028	127,458		**127,458**	22,586	3.67%	23,855	46,441	89,221		315	1,000	**136,977**	(9,519)	(65,004)	2,538,193	2028
2029	159,322		**159,322**	23,415	3.67%	23,026	46,441	111,526		315	1,000	**159,282**	41	(64,963)	2,403,253	2029
2030	159,322		**159,322**	24,274	3.67%	22,167	46,441	111,526		315	1,000	**159,282**	41	(64,922)	2,267,453	2030
2031	159,322		**159,322**	25,165	3.67%	21,276	46,441	111,526			1,000	**158,967**	356	(64,566)	2,130,762	2031
2032	159,322		**159,322**	26,089	3.67%	20,352	46,441	111,526			1,000	**158,967**	356	(64,211)	1,993,147	2032
2033	159,322		**159,322**	27,046	3.67%	19,395	46,441	111,526			1,000	**158,967**	356	(63,855)	1,854,576	2033
2034	159,322		**159,322**	28,039	3.67%	18,402	46,441	111,526			1,000	**158,967**	356	(63,499)	1,715,011	2034
2035	159,322		**159,322**	29,068	3.67%	17,373	46,441	111,526			1,000	**158,967**	356	(63,144)	1,574,418	2035
2036	159,322		**159,322**	30,135	3.67%	16,306	46,441	111,526			1,000	**158,967**	356	(62,788)	1,432,757	2036
2037	159,322		**159,322**	31,240	3.67%	15,201	46,441	111,526			1,000	**158,967**	356	(62,432)	1,289,991	2037
2038	159,322		**159,322**	32,387	3.67%	14,054	46,441	111,526			1,000	**158,967**	356	(62,076)	1,146,078	2038
2039	159,322		**159,322**	33,576	3.67%	12,865	46,441	111,526			1,000	**158,967**	356	(61,721)	1,000,977	2039
2040	159,322		**159,322**	34,808	3.67%	11,633	46,441	111,526			1,000	**158,967**	356	(61,365)	854,643	2040
2041	159,322		**159,322**	36,085	3.67%	10,356	46,441	111,526			1,000	**158,967**	356	(61,009)	707,032	2041
2042	159,322		**159,322**	37,410	3.67%	9,031	46,441	111,526			1,000	**158,967**	356	(60,654)	558,097	2042
2043	159,322		**159,322**	38,783	3.67%	7,658	46,441	111,526			1,000	**158,967**	356	(60,298)	407,789	2043
2044	159,322		**159,322**	40,206	3.67%	6,235	46,441	111,526			1,000	**158,967**	356	(59,942)	256,057	2044
2045	159,322		**159,322**	41,681	3.67%	4,760	46,441	111,526			1,000	**158,967**	356	(59,586)	102,850	2045
2046	159,322		**159,322**	43,211	3.67%	3,230	46,441	14,842			1,000	**62,283**	97,039	37,453	44,797	2046
2047	159,322		**159,322**	44,797	3.67%	1,644	46,441				1,000	**47,441**	111,881	**149,334**	**0**	2047
Totals	**3,154,585**	**650,000**	**3,804,585**	**650,000**		**302,676**	**952,676**	**2,000,000**	**650,000**	**1,575**	**51,000**	**3,655,251**				**Totals**

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

---------- **END OF EXP. PERIOD**

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Wilson for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly industrial development of the City through public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses.

SECTION 15: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

TAGLaw International Lawyers

Brion T. Winters
Direct Telephone
414-287-1561
brion.winters@vonbriesen.com

As of   , 2026

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 27

Dear Mayor:

Wisconsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes an opinion provided by counsel advising as to whether the project plan is complete and complies with Wisconsin Statute §66.1105.

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 27 of the City of Sheboygan (the "**District**") and the review of the project plan for the District dated   , 2026 (the "**Project Plan**") for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Sheboygan County	City of Sheboygan	School District of Kohler	Lakeshore Technical College	Total	Revenue Year
2028	37,448	79,456	4,501	6,052	127,458	2028
2029	46,810	99,321	5,627	7,565	159,322	2029
2030	46,810	99,321	5,627	7,565	159,322	2030
2031	46,810	99,321	5,627	7,565	159,322	2031
2032	46,810	99,321	5,627	7,565	159,322	2032
2033	46,810	99,321	5,627	7,565	159,322	2033
2034	46,810	99,321	5,627	7,565	159,322	2034
2035	46,810	99,321	5,627	7,565	159,322	2035
2036	46,810	99,321	5,627	7,565	159,322	2036
2037	46,810	99,321	5,627	7,565	159,322	2037
2038	46,810	99,321	5,627	7,565	159,322	2038
2039	46,810	99,321	5,627	7,565	159,322	2039
2040	46,810	99,321	5,627	7,565	159,322	2040
2041	46,810	99,321	5,627	7,565	159,322	2041
2042	46,810	99,321	5,627	7,565	159,322	2042
2043	46,810	99,321	5,627	7,565	159,322	2043
2044	46,810	99,321	5,627	7,565	159,322	2044
2045	46,810	99,321	5,627	7,565	159,322	2045
2046	46,810	99,321	5,627	7,565	159,322	2046
2047	46,810	99,321	5,627	7,565	159,322	2047
Totals	**926,841**	**1,966,547**	**111,411**	**149,786**	**3,154,585**	