

June 20, 2024

PROJECT PLAN AMENDMENT

Village of Harrison, Wisconsin

Tax Incremental District No. 5



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 17, 2024
Public Hearing Held:	June 18, 2024
Consideration by Plan Commission:	June 18, 2024
Consideration by Village Board:	June 25, 2024
Consideration by the Joint Review Board:	July 23, 2024

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 5 (“District”) was a 40-acre Mixed Use District created on November 15, 2023. The District is located along the east side of County Road N north of Manitowoc Rd. The District was created to advance the Village’s vision to achieve well-planned, high quality growth, economic diversification, and development at a prominent location in the Village.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. Specifically, the Village will add two parcels to the District, totaling approximately 28 acres. Post-Amendment, the District will contain approximately 68 acres. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”). Specifically, the Village will add approximately \$4.5 million in total potential project costs to the Plan.

Estimated Total Project Cost Expenditures

The original project plan included approximately \$5 million of project costs for infrastructure, land acquisition, pedestrian facilities and development incentives. This amendment includes an addition of approximately \$4.5 million of projects costs for additional infrastructure, land acquisition and financing costs. The total project costs remaining is approximately \$9 million.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$43.5 million occur within the District (original and amended boundary). 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 Village anticipates that the District will generate sufficient tax increment to pay all Project Costs by 2037.

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 Village. In reaching this determination, the Village has considered:
 - The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.
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 Village has considered the following information:**
 - Development within the District is likely to purchase goods and services from local suppliers and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
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 Village 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, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).

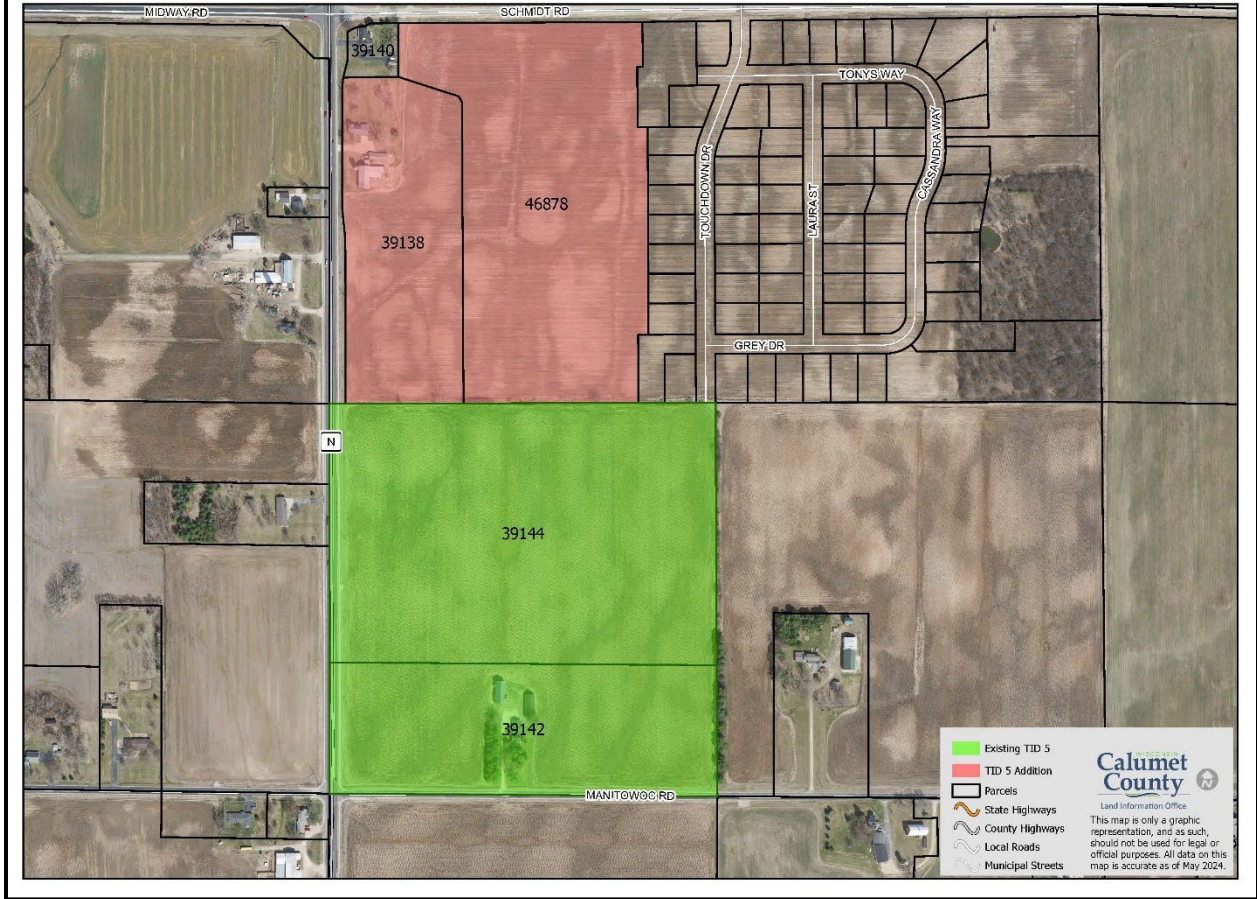
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that less than 35% 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).
11. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

SECTION 2: Preliminary Map of Original District Boundary and Territory to be Added

Maps found on following pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District. Map on page 8 shows the wetlands located within parcel 39138.

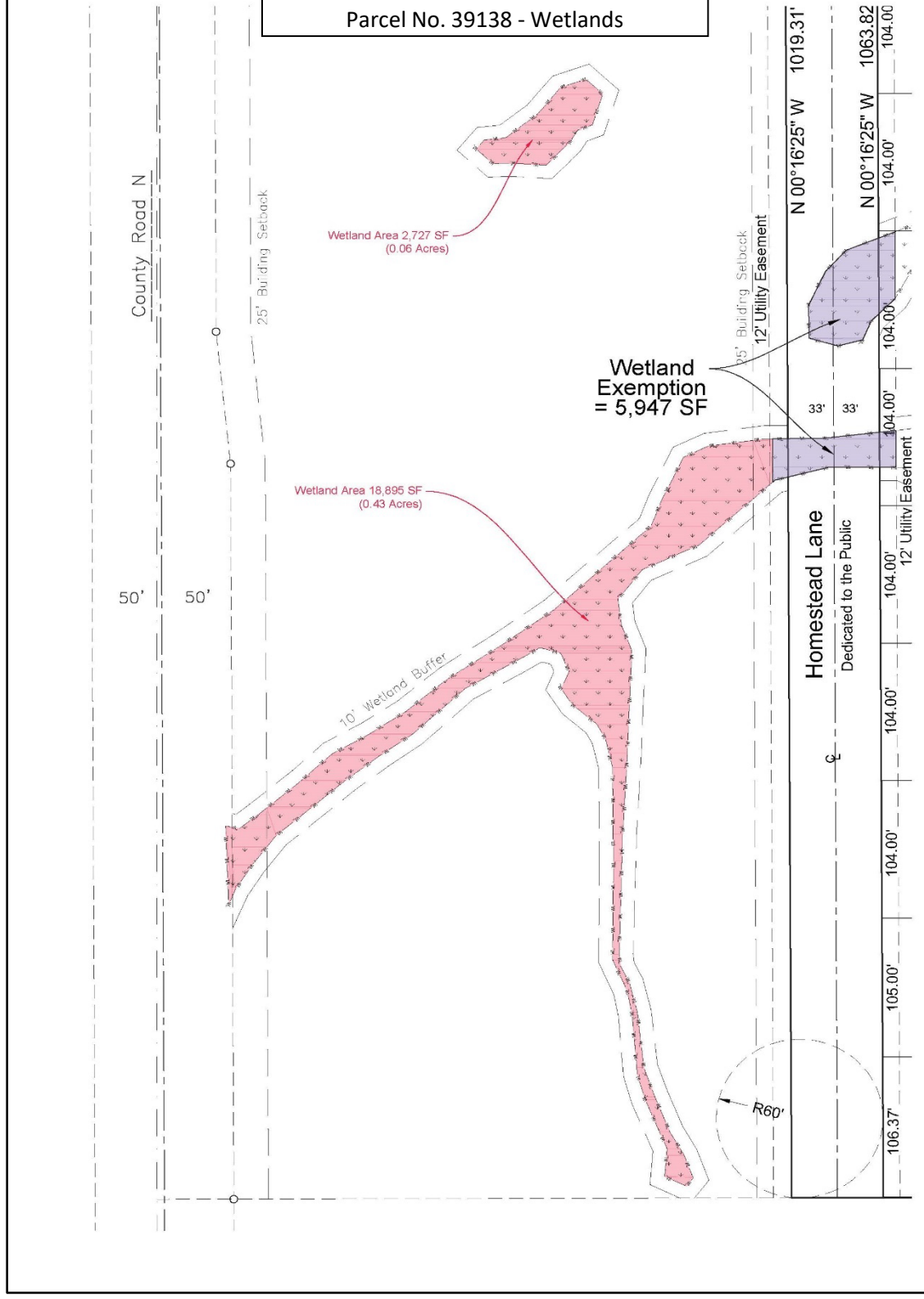
Village of Harrison - TID#5 Boundary Amendment



Boundary 1/1/2024

Village of Harrison – TID #5 Amendment

Parcel No. 39138 - Wetlands

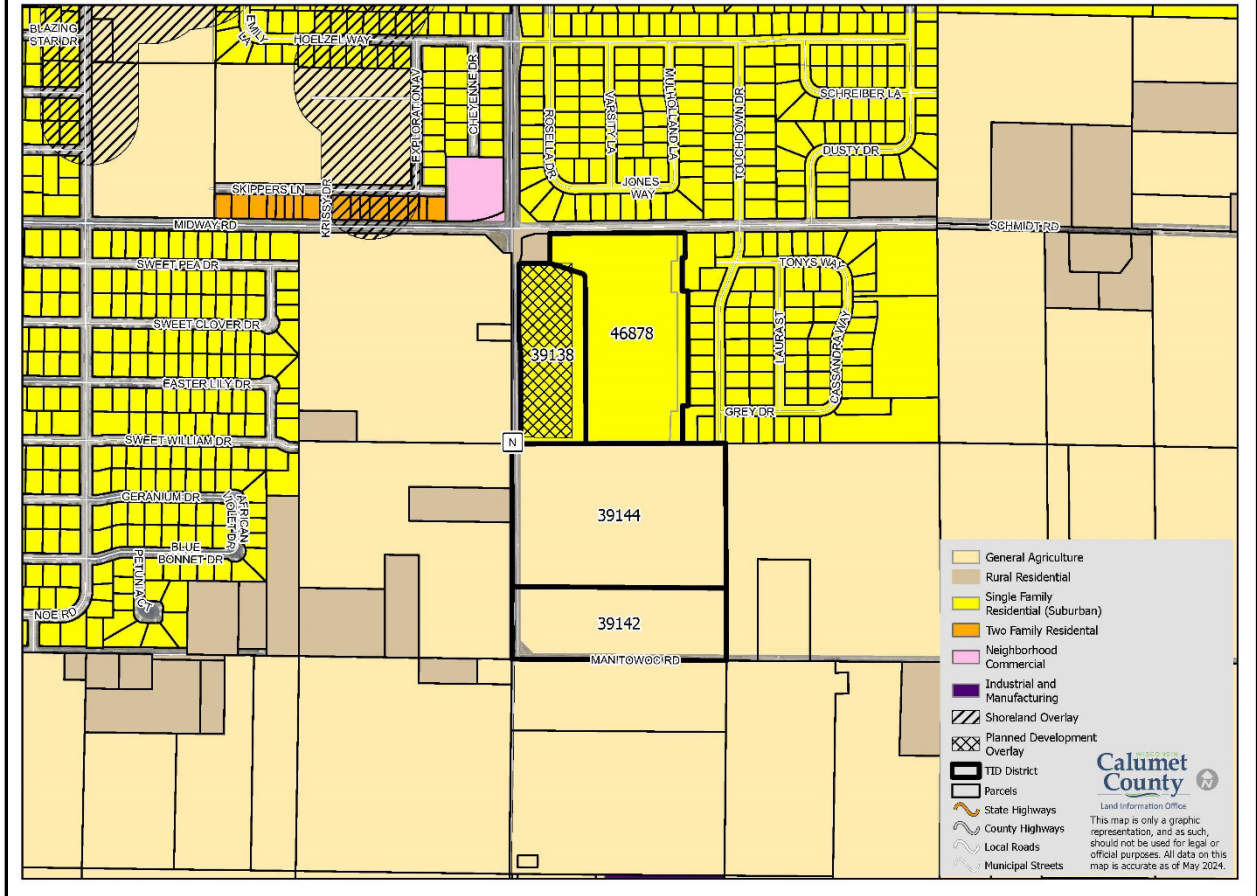


SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map found on following page.

Village of Harrison - TID #5 Amendment - Existing Land Use



SECTION 4: Preliminary Identification of Parcels to be Added

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
Existing TID Area				37.17	31.17	0.00	6.00	0.00
N/A	ROW Areas			5.00				
N/A	39138	N9266 CTH N	Dellias Luniak	8.34	8.34			
N/A	46878	SCHMIDT RD	Dellias Luniak	17.72			17.72	
TOTALS				68.23	39.51	0.00	23.72	0.00

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	93%
Percentage of TID Area Not Suitable for Development	7%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	34.76%
Wetland Acreage Removed from District Boundaries	0.49

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
39138	42,700	91,000	133,700	58,500	124,600	183,100	No
46878	0	0	0	0	0	0	No
TOTALS	42,700	91,000	133,700	58,500	124,600	183,100	

1) Estimated based on values as of January 1, 2023. Actual base value will be as of January 1, 2023.

2) Calculation based on aggregate assessment ratio of 73.01%.

**SECTION 5:
Equalized Value Test**

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the 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 Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$159,507,300. This value is less than the maximum of \$228,823,476 in equalized value that is permitted for the Village.

Village of Harrison, Wisconsin		
Tax Increment District No. 5 Amendment		
Valuation Test Compliance Calculation		
<u>Calculation of Village Equalized Value Limit</u>		
Village TID IN Equalized Value (Jan. 1, 2023)	\$	1,906,862,300
TID Valuation Limit @ 12% of Above Value	\$	228,823,476
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	183,100
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	159,507,300
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	159,690,400
Total Percentage of TID IN Equalized Value		8.37%
Residual Value Capacity of TID IN Equalized Value	\$	69,133,076

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on November 15, 2022 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village 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 Village 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 Village 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 Village 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 Village 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 Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village 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 Village 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 Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village 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 Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village to undertake this work are eligible Project Costs.

Gas Service

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

Communications Infrastructure

To create sites suitable for development, the Village 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 Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village 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 Village 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 Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village 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 Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, through its CDA (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 CDA (RDA) in the program manual. Any funds returned to the CDA (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 CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The Village does not intend to make project cost expenditures outside the District.

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 Village 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 Village employees relating to the implementation of the Plan.

Financing Costs

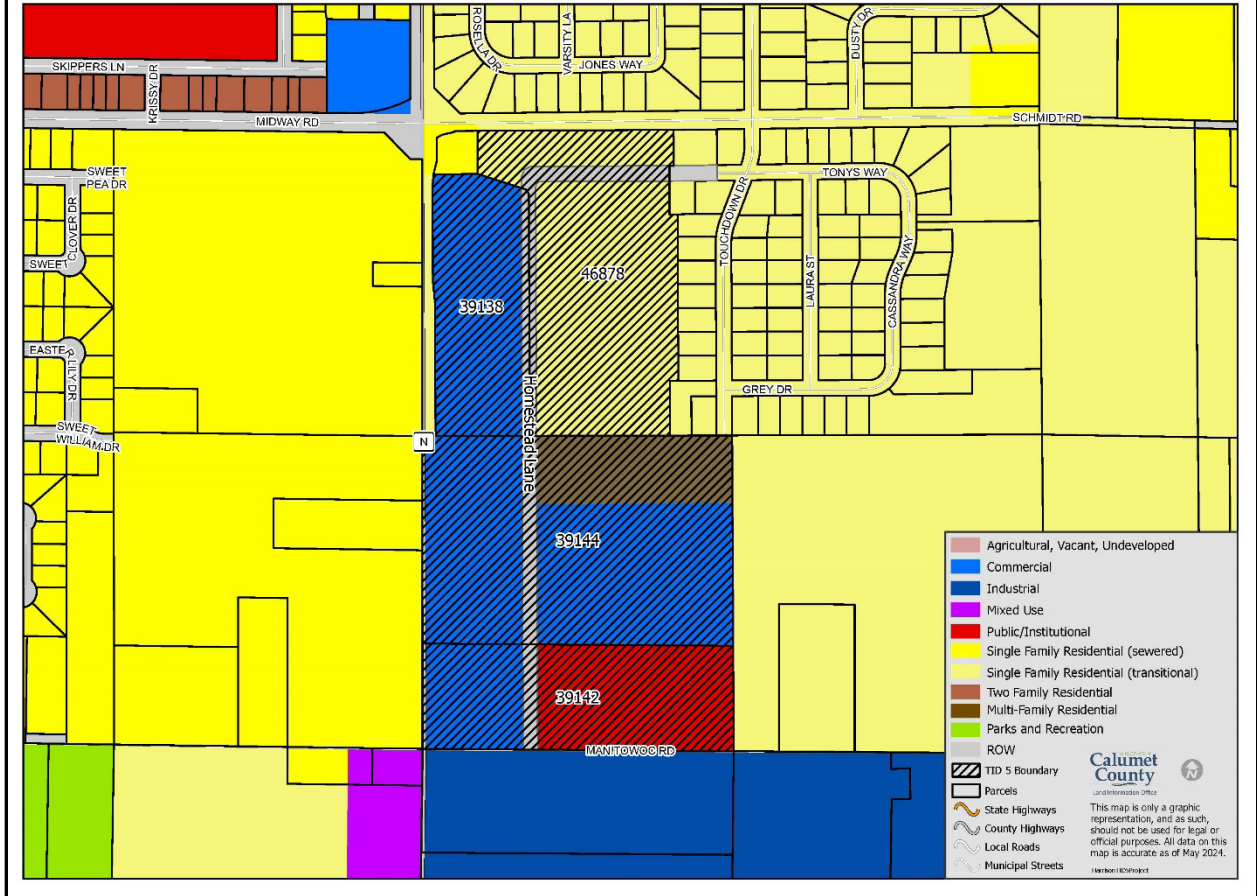
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Map Showing Proposed Improvements and Uses Within the Territory to be Added

Maps Found on Following Pages.

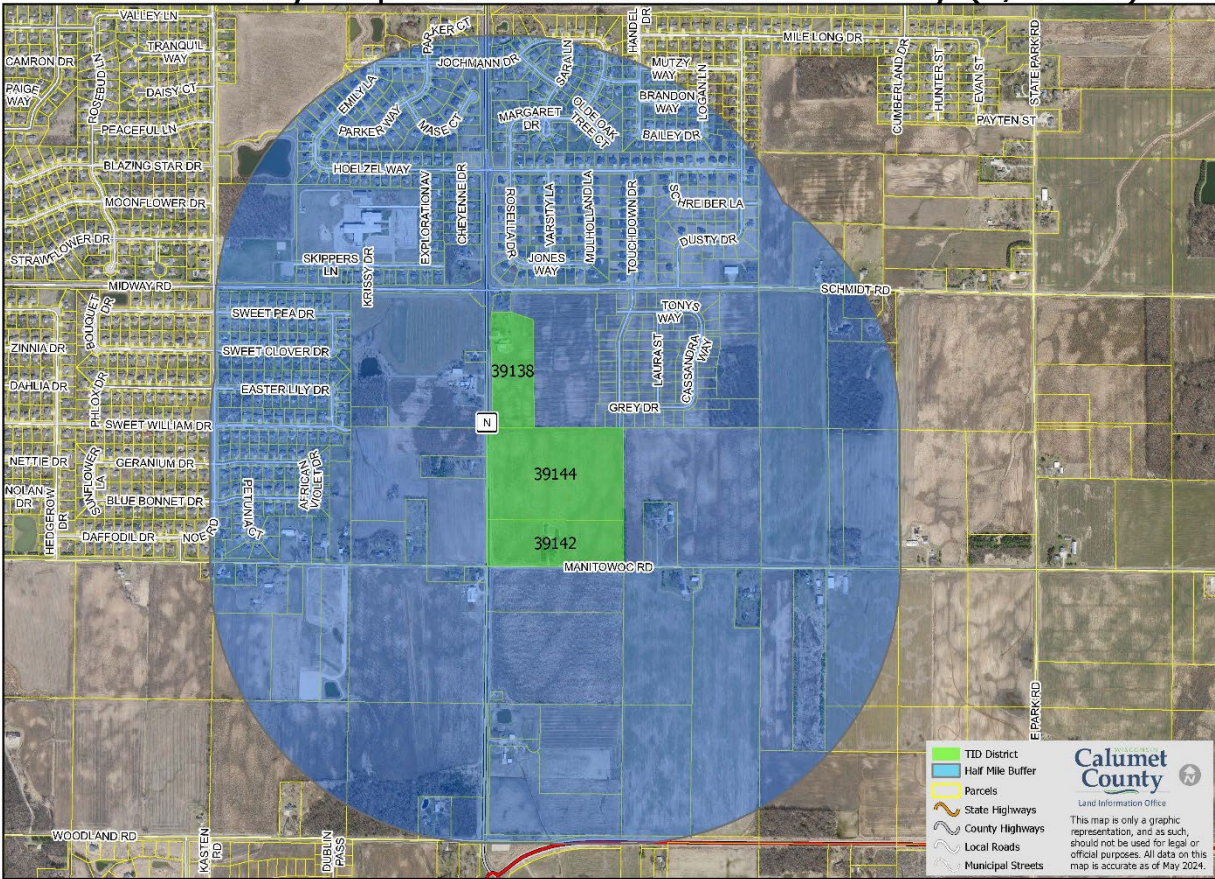
The Village expects to pay development incentives to qualifying projects within the TID and will incur administrative and other professional services expenses in the implementation of the project plan.

Village of Harrison - TID #5 Amendment - Future Land Use



Boundary Post 1/1/2024

Preliminary Map of Amended District Boundary (1/2 Mile)



Currently there are not half mile projects planned

SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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.

Village of Harrison, Wisconsin					
Tax Increment District No. 5 Amendment					
Detailed List of Estimated Project Costs					
Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost	Totals	Est. Timing
			Amended Project Costs		
1	Homestead Lane Improvements			0	
2	Sewer		190,880	190,880	2025
3	Water		178,090	178,090	2025
4	Storm		407,310	407,310	2025
5	Street Construction		423,000	423,000	2025
6	Future Roadway Improvements		494,420	494,420	2025
7	Enginnering Design, Bidding & Construction		338,740	338,740	2025
8	Construction Contingencies		254,055	254,055	2025
9	Land Acquisition/Write-Down		300,000	300,000	2024
10	Touchdown Drive - Street Extension ¹	600,000		600,000	TBD
11	Touchdown Drive - Sewer & Water Extension ¹	451,000		451,000	TBD
12	Land Acquisition (Parcel 39142)	3,386	(3,386)	0	Completed
13	Demolition (Parcel 39142)	73,257	(73,257)	0	Completed
14	Pedestrian Facilities ¹	300,000		300,000	TBD
15	General Administration, Planning, Legal, Engineering	210,000		210,000	On Going
16	Development Incentives ¹	500,000		500,000	TBD
17	New East/West Roadway ¹	900,000		900,000	TBD
18	Roadway Improvements ¹	1,400,000		1,400,000	TBD
19	Long Term Debt Interest		1,853,207	1,853,207	2024 - 2044
20	Financing Costs		116,963	116,963	2024
Total Projects		<u>4,437,643</u>	<u>4,480,021</u>	<u>8,917,664</u>	

Notes:
1) The Village will retain the identified projects from the original Project Plan but does not have current plans to fund such project.

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 an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$43.5 million in incremental value. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village’s current equalized TID Interim tax rate of \$12.10 per thousand of equalized value with no economic appreciation or depreciation, the Project would generate \$8.8 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2037 to pay off all 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.

Table 1 - Development Assumptions

Village of Harrison, Wisconsin Tax Increment District No. 5 Amendment Development Assumptions										
Construction Year	Actual	Senior/Assisted Living (portion of 39144)		Newly Platted Residential (46878)		Commercial Along CTH N		Annual Total	Construction Year	
		Units	Total Value	Units	Total Value	Units	Total Value			
Estimated Value per		\$6,000,000		\$500,000		\$1,000,000				
1	2023							0	2023	1
2	2024							0	2024	2
3	2025	1	6,000,000	14	7,000,000	3	3,000,000	16,000,000	2025	3
4	2026			14	7,000,000	3	3,000,000	10,000,000	2026	4
5	2027			15	7,500,000	3	3,000,000	10,500,000	2027	5
6	2028					3	3,000,000	3,000,000	2028	6
7	2029					4	4,000,000	4,000,000	2029	7
8	2030							0	2030	8
9	2031							0	2031	9
10	2032							0	2032	10
11	2033							0	2033	11
12	2034							0	2034	12
13	2035							0	2035	13
14	2036							0	2036	14
15	2037							0	2037	15
16	2038							0	2038	16
17	2039							0	2039	17
18	2040							0	2040	18
19	2041							0	2041	19
20	2042							0	2042	20
Totals		0	6,000,000	43	21,500,000	16	16,000,000	43,500,000		

Table 2 – Tax Increment Projection Worksheet

Village of Harrison, Wisconsin Tax Increment District No. 5 Amendment Tax Increment Projection Worksheet									
Type of District	Mixed Use					Base Value	183,100		
District Creation Date	November 15, 2022					Economic Change Factor	0.00%		
Valuation Date	Jan 1,	2023				Apply to Base Value			
Max Life (Years)	20					Base Tax Rate	\$12.69		
Expenditure Period/Termination	15	11/15/2037				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	0	2024	0	0	2025	\$12.69	0	
2	2024	0	2025	0	0	2026	\$12.10	0	
3	2025	16,000,000	2026	0	16,000,000	2027	\$12.10	193,679	
4	2026	10,000,000	2027	0	26,000,000	2028	\$12.10	314,729	
5	2027	10,500,000	2028	0	36,500,000	2029	\$12.10	441,831	
6	2028	3,000,000	2029	0	39,500,000	2030	\$12.10	478,145	
7	2029	4,000,000	2030	0	43,500,000	2031	\$12.10	526,565	
8	2030	0	2031	0	43,500,000	2032	\$12.10	526,565	
9	2031	0	2032	0	43,500,000	2033	\$12.10	526,565	
10	2032	0	2033	0	43,500,000	2034	\$12.10	526,565	
11	2033	0	2034	0	43,500,000	2035	\$12.10	526,565	
12	2034	0	2035	0	43,500,000	2036	\$12.10	526,565	
13	2035	0	2036	0	43,500,000	2037	\$12.10	526,565	
14	2036	0	2037	0	43,500,000	2038	\$12.10	526,565	
15	2037	0	2038	0	43,500,000	2039	\$12.10	526,565	
16	2038	0	2039	0	43,500,000	2040	\$12.10	526,565	
17	2039	0	2040	0	43,500,000	2041	\$12.10	526,565	
18	2040	0	2041	0	43,500,000	2042	\$12.10	526,565	
19	2041	0	2042	0	43,500,000	2043	\$12.10	526,565	
20	2042	0	2043	0	43,500,000	2044	\$12.10	526,565	
Totals		43,500,000			0	Future Value of Increment		8,800,296	
Notes: 1) Tax rates shown is actual per the 2023 DOR Form PC-202 (Tax Increment Collection Worksheet). 2) 2024 tax rate and beyond is an estimate.									

Table 3 - Cash Flow

Village of Harrison, Wisconsin
 Tax Increment District No. 5 Amendment
 Cash Flow Projection

Year	Projected Revenues						Projected Expenditures						Balances			Year			
	Tax Increments	Interest Earnings	Debt Proceeds	GF Advance	Capitalized Interest	Total Revenues	2024 G.O. Promissory Note \$3,105,000			GF Advance Repayment	Capital Projects	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding	
							Dated Date:	Principal	Est. Rate										Interest
2022				583,357		583,357								583,357	0	0	673,704	2022	
2023						0								11,045	(11,045)	(11,045)	673,704	2023	
2024			38,797	2,666,225		3,143,797				2,586,495	116,963		10,500	2,713,958	429,840	418,795	5,277,798	2024	
2025	0					0		0	4.75%	143,800			10,500	154,300	(154,300)	264,495	5,133,998	2025	
2026	0					0		0	4.75%	147,488			10,500	157,988	(157,988)	106,507	4,986,510	2026	
2027	193,679					193,679		0	4.75%	147,488			10,500	157,988	35,692	142,199	4,839,023	2027	
2028	314,729					314,729		105,000	4.75%	144,994		134,741	10,500	395,235	(80,506)	61,693	4,454,288	2028	
2029	441,831					441,831		140,000	4.75%	139,175		134,741	10,500	424,416	17,415	79,108	4,040,372	2029	
2030	478,145					478,145		145,000	4.75%	132,406		134,741	10,500	422,647	55,498	134,606	3,628,225	2030	
2031	526,565					526,565		145,000	4.75%	125,519		134,741	10,500	415,760	110,806	245,412	3,222,966	2031	
2032	526,565					526,565		145,000	4.75%	118,631		134,741	10,500	408,872	117,693	363,105	2,824,594	2032	
2033	526,565					526,565		155,000	4.75%	111,506			10,500	277,006	249,559	612,664	2,558,088	2033	
2034	526,565					526,565		160,000	4.75%	104,025			10,500	274,525	252,040	864,704	2,294,063	2034	
2035	526,565					526,565		170,000	4.75%	96,188			10,500	276,688	249,878	1,114,581	2,027,875	2035	
2036	526,565					526,565		180,000	4.75%	87,875			10,500	278,375	248,190	1,362,772	1,760,000	2036	
2037	526,565					526,565		185,000	4.75%	79,206			10,500	274,706	251,859	1,614,630	1,575,000	2037	
2038	526,565					526,565		195,000	4.75%	70,181			10,500	275,681	250,884	1,865,514	1,380,000	2038	
2039	526,565					526,565		205,000	4.75%	60,681			10,500	276,181	250,384	2,115,898	1,175,000	2039	
2040	526,565					526,565		215,000	4.75%	50,706			10,500	276,206	250,359	2,366,257	960,000	2040	
2041	526,565					526,565		225,000	4.75%	40,256			10,500	275,756	250,809	2,617,066	735,000	2041	
2042	526,565					526,565		235,000	4.75%	29,331			10,500	274,831	251,734	2,868,800	500,000	2042	
2043	526,565					526,565		250,000	4.75%	17,813			10,500	278,313	248,253	3,117,053	250,000	2043	
2044	526,565					526,565		250,000	4.75%	5,938				255,938	270,628	3,387,680	0	2044	
Totals	8,800,296	38,797	2,666,225			11,944,093		3,105,000	1,853,207		673,704	3,171,595	116,963	219,302				8,556,413	Totals

Notes:

1) Estimated transfers to repay Village Governmental Funds par plus 5% interest (annual).

PROJECTED CLOSURE YEAR

LEGEND:

- CALLABLE MATURITIES
- 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. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% 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 Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for a Mix-Used development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment 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 the continued 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 Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village 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. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and additional housing opportunities within the Village.

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 pages.



800 N. Lyndale Dr.
Appleton, WI 54914
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Fax: 920.739.6352

Green Bay
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Law Practice: 1952-1995

Charles J. HARIZHEIM
(1941-2021)
Law Practice: 1972-2021

June 19, 2024

Chad Pelishek
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

RE: Opinion of Village Attorney
Tax Incremental Financing District No. 5
Boundary Amendments and Amended Project Plan

Dear Chad:

Tax Incremental District (“TID”) No. 5 (the “District”) was a 40-acre mix used district created on November 15, 2023. The District is located along the east side of County Road N north of Manitowoc Road.

The original Project Plan for the District was presented to me in or about October of 2022. On or about October 7, 2022, I issued an initial Opinion Letter wherein I opined that the Project Plan met the criteria set forth in Wisconsin Statute §60.23(32), §66.1105(4)(f), and §66.1105(4)(h).

More recently, a proposal has been floated to amend the boundaries of the District. I have received and reviewed an Amended Project Plan including location maps, wetland maps, use maps, identification of parcels to be added, equalized value table, exhibit containing lists of proposed public improvements, additional improvements to be included in additional territory, project cost list, feasibility study, assumptions, pro forma, and other sections or exhibits.

I have examined said Amended Project Plan and find that it is complete and complies in all respects with requirements of §66.1105. In particular, it contains the following necessary information:

- 1) A statement as to how the creation of the District promotes orderly development within the Village.
- 2) A statement listing the kind, number, and location of all proposed public works or improvements within the District, or to the extent provided by law, outside of the District.

- 3) An economic feasibility study.
- 4) A detailed list of estimated project costs.
- 5) A description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto are to be incurred.
- 6) A map showing existing uses and conditions of real property in the District.
- 7) A map showing proposed improvements and uses in the District.
- 8) Proposed changes in zoning ordinances, master plan, building codes, and Village Ordinances.
- 9) A statement of the proposed method for the relocation of any persons to be displaced.

Although Section 6 contains a detailed description of the kind, number and location of all proposed public works or improvements within the District, it appears that one project cost component still may be cash grants to developers to encourage development. Be advised that the Village may only provide cash grants to developers if the Village and the developer enter into a Developer's Agreement. If and when this comes to fruition, please send any such proposed Developer Agreement to my office for review.

Thank you for referring this matter to our office. Please don't hesitate to be in touch with additional questions or concerns.

Thank you.

Very truly yours,



Andrew J. Rossmeissl
(920) 882-3219

AJR/ltn

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.

Village of Harrison, Wisconsin Tax Increment District No. 5 Amendment Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Revenue Year	Calumet County	Heart of the Valley Metro	Village of Harrison	Kimberly School District	Fox Valley Technical	Total	Revenue Year
2025	0	0	0	0	0	0	2025
2026	0	0	0	0	0	0	2026
2027	67,607	0	45,207	67,634	13,230	193,679	2027
2028	109,862	0	73,462	109,906	21,499	314,729	2028
2029	154,229	0	103,129	154,291	30,181	441,831	2029
2030	166,906	0	111,605	166,972	32,662	478,145	2030
2031	183,807	0	122,907	183,881	35,970	526,565	2031
2032	183,807	0	122,907	183,881	35,970	526,565	2032
2033	183,807	0	122,907	183,881	35,970	526,565	2033
2034	183,807	0	122,907	183,881	35,970	526,565	2034
2035	183,807	0	122,907	183,881	35,970	526,565	2035
2036	183,807	0	122,907	183,881	35,970	526,565	2036
2037	183,807	0	122,907	183,881	35,970	526,565	2037
2038	183,807	0	122,907	183,881	35,970	526,565	2038
2039	183,807	0	122,907	183,881	35,970	526,565	2039
2040	183,807	0	122,907	183,881	35,970	526,565	2040
2041	183,807	0	122,907	183,881	35,970	526,565	2041
2042	183,807	0	122,907	183,881	35,970	526,565	2042
2043	183,807	0	122,907	183,881	35,970	526,565	2043
2044	183,807	0	122,907	183,881	35,970	526,565	2044
Totals	3,071,909	0	2,054,104	3,073,135	601,148	8,800,296	