

**AGENDA**

**JOINT REVIEW BOARD  
VILLAGE OF HARRISON**

**TAX INCREMENTAL DISTRICT NO. 5**

**July 23, 2024 at 3:30 PM**

**The meeting will be held at the Harrison Village Hall, located at W5298 Hwy 114.**

1. Call to order.
2. Roll call.
3. Approval of 6-17-2024 meeting minutes.
4. Review the public record, planning documents and the resolutions passed by the Plan Commission and Village Board.
5. Consideration of "Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 5".
6. Adjourn.

**JOINT REVIEW BOARD  
VILLAGE OF HARRISON**

**TAX INCREMENTAL DISTRICT NO. 5**

**June 17, 2024 at 2:00 PM**

**The meeting will be held at the Harrison Village Hall, located at W5298 Hwy 114.**

**MINUTES**

1. Call to order.
2. Roll call.

Allison Blackmer (Harrison), Amy Van Straten (Fox Valley Technical College), David Maccoux (Calumet County), Chad Weyenberg (Public Member), Rebecca Hansen (Kimberly School District).

3. Appointments (as needed):
  - a. Public member.  
Amy Van Straten moved to nominate Chad Weyenberg, seconded by Rebecca Hansen. Motion carried.
  - b. Chairperson.  
Rebecca Hansen moved to nominate Allison Blackmer, seconded by Chad Weyenberg. Motion carried.
4. Review responsibilities of the Joint Review Board.  
Jon Cameron, Ehlers reviewed the requirements.
5. Review and discuss draft Project Plan.

Jon Cameron and Chad Pelishek reviewed the project plan and the financials related to new commercial central business district and infrastructure needs.

6. Set next meeting date to consider approval of the TID.  
July 23, 2024 at 3:30 p.m.

7. Adjourn.  
Motion by Amy Van Straten, seconded by Chad Weyenberg to adjourn at 2:25 p.m.  
Motion carried.

DRAFT

June 20, 2024

PROJECT PLAN AMENDMENT

# Village of Harrison, Wisconsin

## Tax Incremental District No. 5



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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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 |

## TABLE OF CONTENTS

|                                                                                                                                                                                     |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Executive Summary .....</b>                                                                                                                                                      | <b>4</b>  |
| <b>Preliminary Map of Original District Boundary and Territory to be Added.....</b>                                                                                                 | <b>7</b>  |
| <b>Map Showing Existing Uses and Conditions Within the Territory to be Added.....</b>                                                                                               | <b>10</b> |
| <b>Preliminary Identification of Parcels to be Added .....</b>                                                                                                                      | <b>12</b> |
| <b>Equalized Value Test.....</b>                                                                                                                                                    | <b>13</b> |
| <b>Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District .....</b>                                                       | <b>14</b> |
| <b>Map Showing Proposed Improvements and Uses Within the Territory to be Added .....</b>                                                                                            | <b>21</b> |
| <b>Detailed List of Estimated Project Costs.....</b>                                                                                                                                | <b>24</b> |
| <b>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 .....</b> | <b>25</b> |
| <b>Annexed Property.....</b>                                                                                                                                                        | <b>29</b> |
| <b>Estimate of Property to be Devoted to Retail Business.....</b>                                                                                                                   | <b>29</b> |
| <b>Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances .....</b>                                                                         | <b>29</b> |
| <b>Statement of the Proposed Method for the Relocation of any Persons to be Displaced .....</b>                                                                                     | <b>30</b> |
| <b>How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village.....</b>                                                                           | <b>30</b> |
| <b>List of Estimated Non-Project Costs.....</b>                                                                                                                                     | <b>31</b> |
| <b>Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....</b>                                                                        | <b>32</b> |
| <b>Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....</b>                               | <b>35</b> |



# SECTION 1:

## Executive Summary

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### 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:**

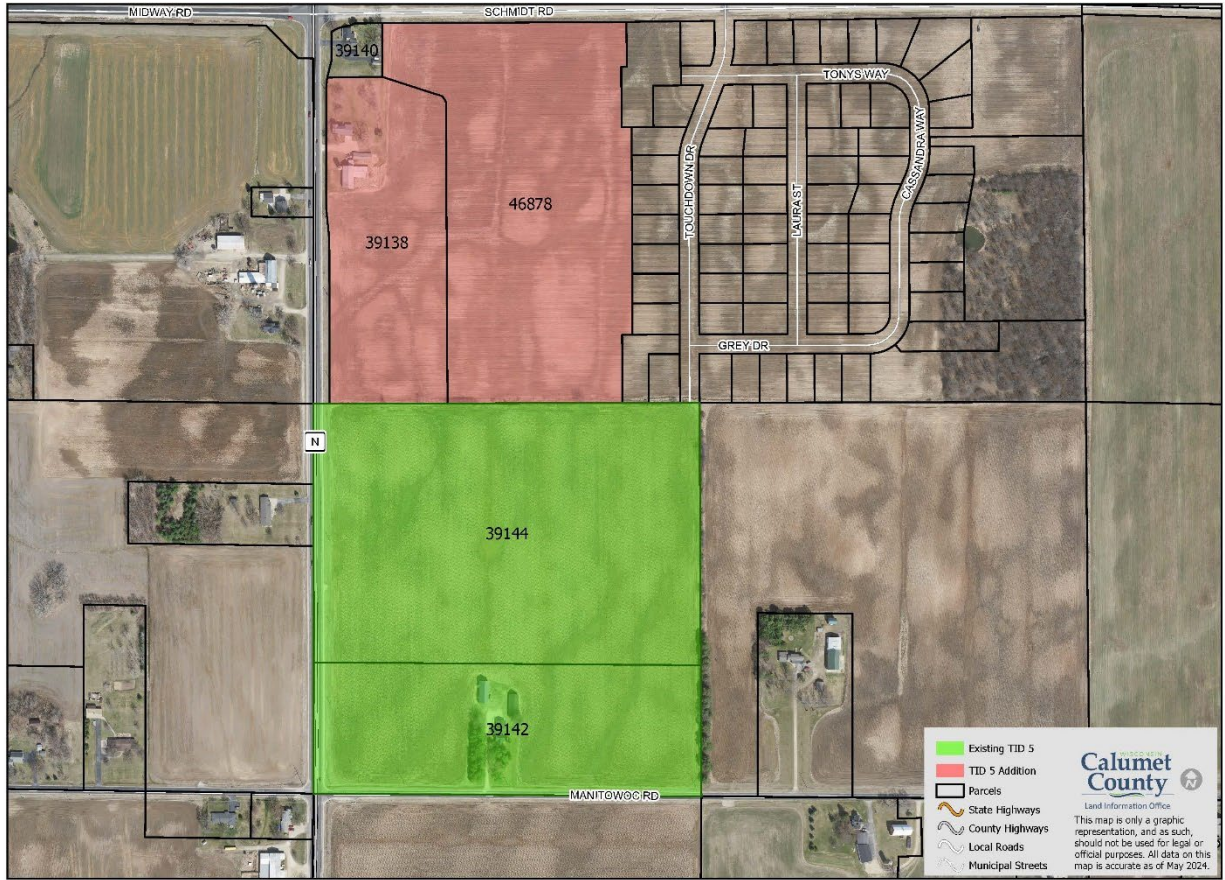
### **Preliminary Map of Original District Boundary and Territory to be Added**

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Maps found on following pages.

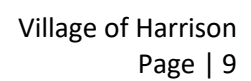
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District. Map on page 8 shows the wetlands located within parcel 39138.

## Village of Harrison - TID#5 Boundary Amendment



Boundary 1/1/2024

## Parcel No. 39138 - Wetlands



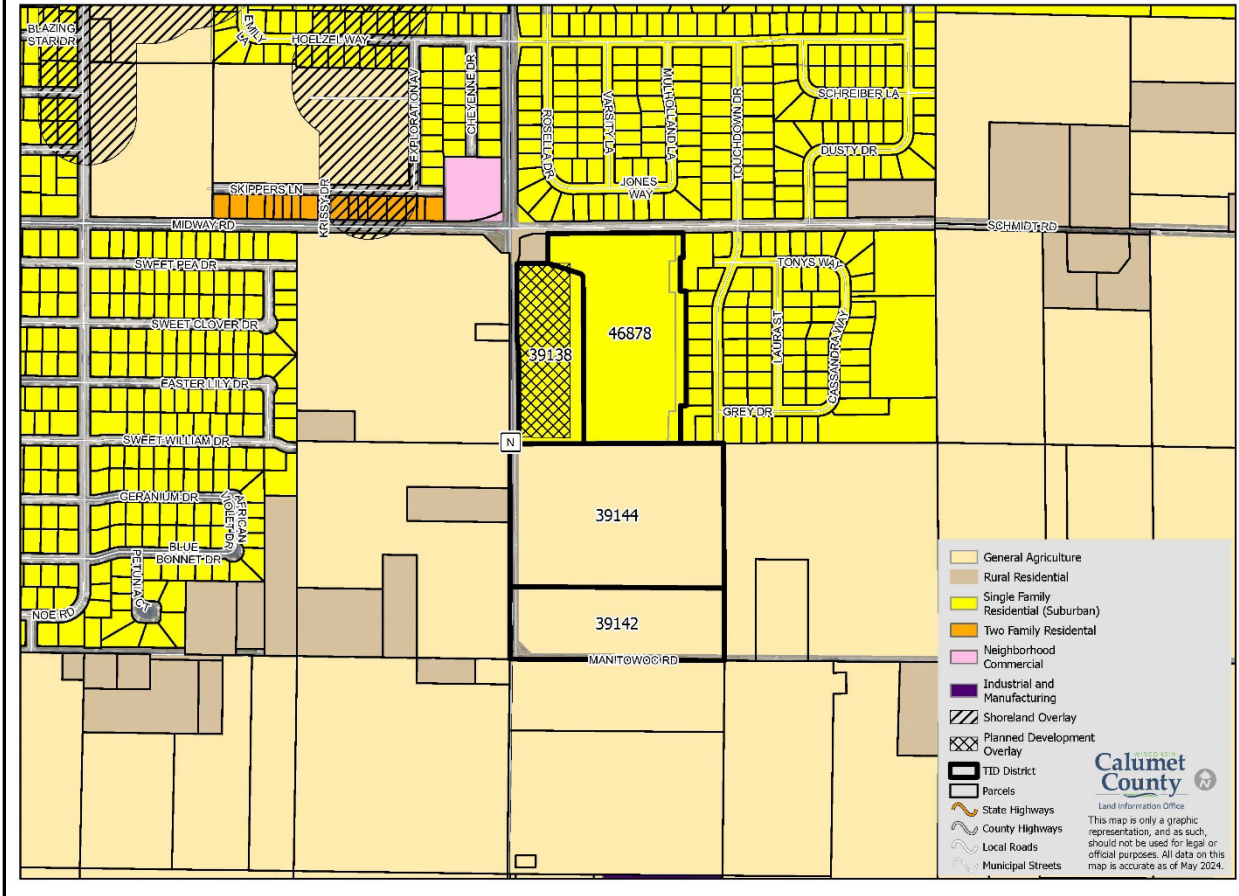
## **SECTION 3:**

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

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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/<br>Business | Previously-<br>Platted<br>Residential | Newly-Platted<br>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 | Delilas Luniak | 8.34  | 8.34                    |                                       |                              |            |
| N/A                  | 46878         | SCHMIDT RD  | Delilas 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 Value<sup>1</sup>

| Parcel        | Assessed Value |               |                | Equalized Value <sup>2</sup> |                |                | 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              |
| <b>TOTALS</b> | <b>42,700</b>  | <b>91,000</b> | <b>133,700</b> | <b>58,500</b>                | <b>124,600</b> | <b>183,100</b> |                 |

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**

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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.

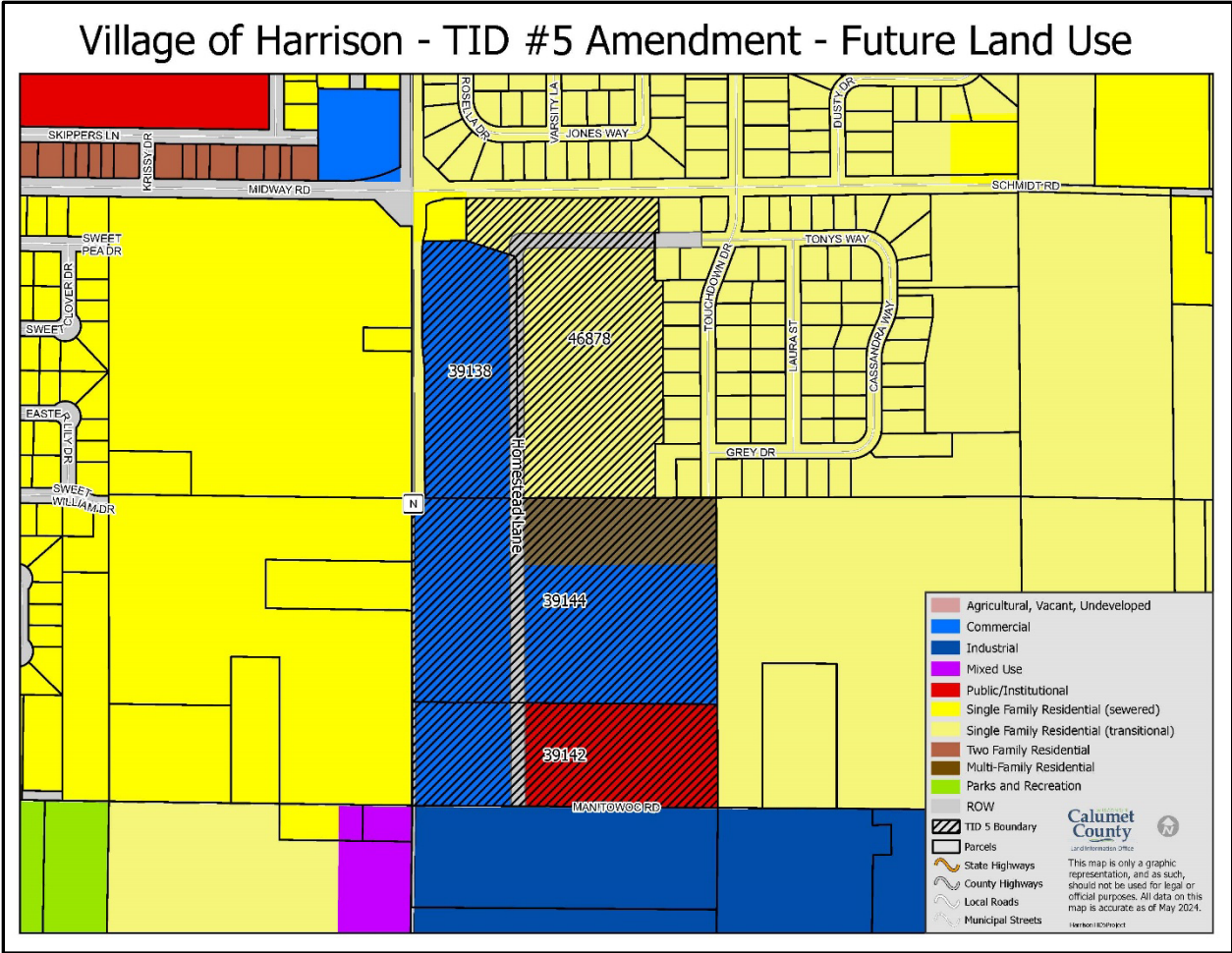
## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses Within the Territory to be Added**

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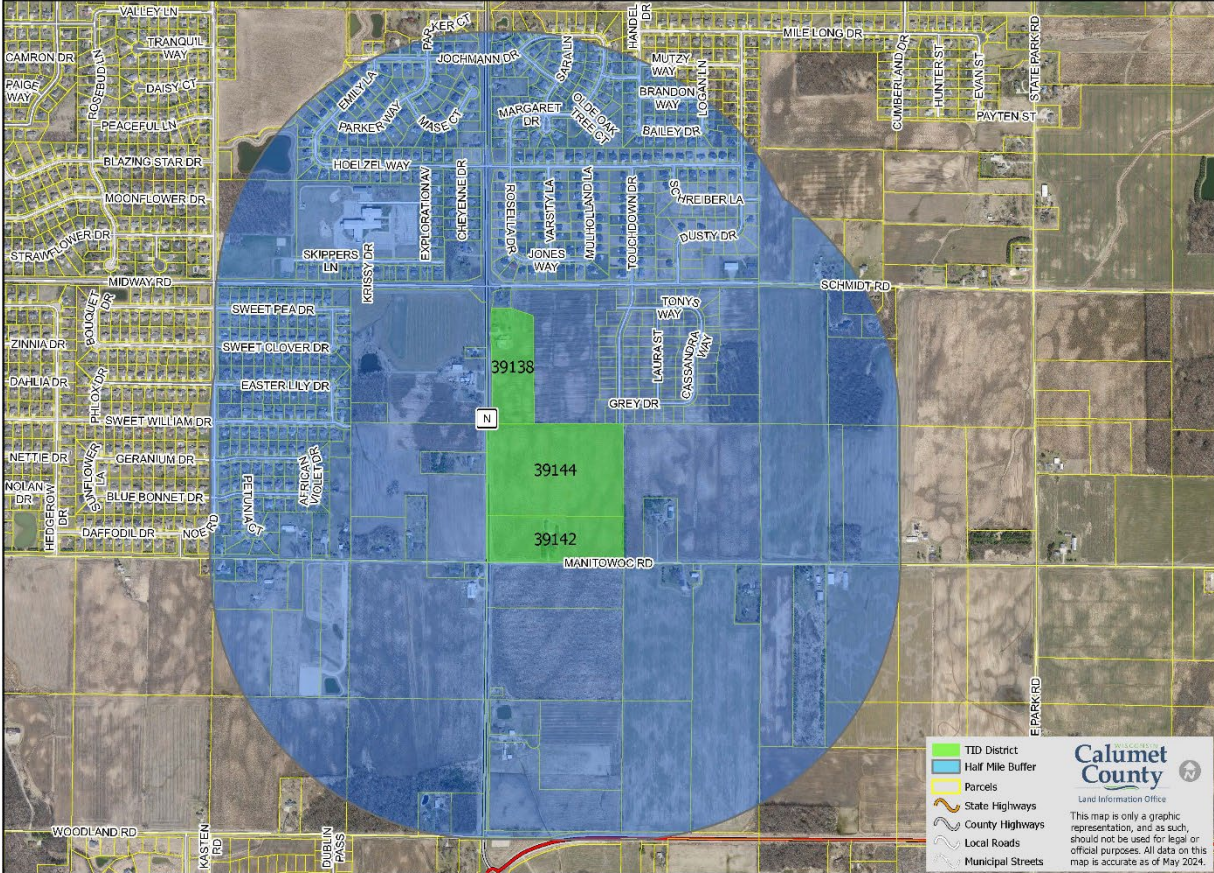
Maps Found on Following Pages.

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.



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<br>Prior Plan(s) | Est. Cost<br>Amended<br>Project Costs | Totals    | Est. Timing |
| 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                                                                                                                                       | Engineering 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 <sup>1</sup>        | 600,000                         |                                       | 600,000   | TBD         |
| 11                                                                                                                                      | Touchdown Drive - Sewer & Water Extension <sup>1</sup> | 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 <sup>1</sup>                     | 300,000                         |                                       | 300,000   | TBD         |
| 15                                                                                                                                      | General Administration, Planning, Legal, Engineering   | 210,000                         |                                       | 210,000   | On Going    |
| 16                                                                                                                                      | Development Incentives <sup>1</sup>                    | 500,000                         |                                       | 500,000   | TBD         |
| 17                                                                                                                                      | New East/West Roadway <sup>1</sup>                     | 900,000                         |                                       | 900,000   | TBD         |
| 18                                                                                                                                      | Roadway Improvements <sup>1</sup>                      | 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                                                                                                                          |                                                        | 4,437,643                       | 4,480,021                             | 8,917,664 |             |
| 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**

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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<br>(portion of 39144) |             | Newly Platted Residential<br>(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      | 1                                            | 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 <sup>1</sup> | 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          |
| <b>Totals</b> |      | <b>43,500,000</b> |                | <b>0</b>        |                 | <b>Future Value of Increment</b> |                       | <b>8,800,296</b> |

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

|        | Projected Revenues |                      |               |                         |                |            | Projected Expenditures                                           |           |         |                         |                  |                    |                                         | Balances              |           |            |                            |        |
|--------|--------------------|----------------------|---------------|-------------------------|----------------|------------|------------------------------------------------------------------|-----------|---------|-------------------------|------------------|--------------------|-----------------------------------------|-----------------------|-----------|------------|----------------------------|--------|
|        | Tax<br>Increments  | Interest<br>Earnings | Debt Proceeds | Capitalized<br>Interest |                |            | 2024 G.O. Promissory Note<br>\$3,105,000<br>Dated Date: 10/10/24 |           |         | GF Advance<br>Repayment | Capital Projects | Financing<br>Costs | Ongoing<br>Planning &<br>Administration | Total<br>Expenditures | Annual    | Cumulative | Liabilities<br>Outstanding |        |
| Year   |                    |                      |               |                         | Total Revenues | Principal  | Est. Rate                                                        | Interest  |         |                         |                  |                    |                                         |                       |           |            |                            | Year   |
| 2022   |                    |                      |               | 583,357                 | 583,357        |            |                                                                  |           |         |                         | 583,357          |                    |                                         | 583,357               | 0         | 0          | 673,704                    | 2022   |
| 2023   |                    |                      |               |                         | 0              |            |                                                                  |           |         |                         | 1,743            |                    | 9,302                                   | 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     | 0                       | 438,775        | 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. Lynndale Dr.  
Appleton, WI 54914  
920.739.7366  
Fax: 920.739.6352

Green Bay  
920.468.7366  
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Adam D. BERNANDER  
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Richard T. ELROD  
Gabe D. GRAHEK  
Paula A. HAMER  
Kelly S. KELLY  
Charles D. KOEHLER  
Kevin LONERGAN  
Robert B. LOOMIS  
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Emily M. PINZL  
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Roger W. CLARK

Donald R. HERRLING  
(1928-2022)  
Law Practice: 1952-1995

Charles J. HARTZHEIM  
(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<br>Tax Increment District No. 5 Amendment<br><br>Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying<br>district would pay by jurisdiction. |                |                              |                        |                             |                         |           |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|------------------------|-----------------------------|-------------------------|-----------|-----------------|
| Revenue<br>Year                                                                                                                                                                                                          | Calumet County | Heart of the<br>Valley Metro | Village of<br>Harrison | Kimberly School<br>District | Fox Valley<br>Technical | Total     | Revenue<br>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 |                 |

RESOLUTION NO. PC 2024-01

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN  
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 5**

WHEREAS, the Village of Harrison (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the Village on November 15, 2022; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Calumet County, the Kimberly Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 18, 2024 held a public hearing concerning the proposed amended boundaries of the

District and the proposed amendment to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

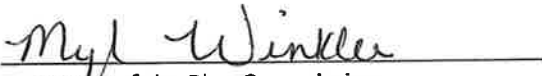
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Harrison that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 5 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the Village.

Adopted this 18<sup>th</sup> day of June, 2024.



Plan Commission Chair



Secretary of the Plan Commission

**EXHIBIT A -**

**TAX INCREMENTAL DISTRICT NO. 5  
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

## **RESOLUTION NO. V2024-07**

VILLAGE OF HARRISON  
Calumet and Outagamie Counties

### **RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 5**

**WHEREAS**, the Village of Harrison (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

**WHEREAS**, Tax Incremental District No. 5 (the "District") was created by the Village on November 15, 2022; and

**WHEREAS**, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

**WHEREAS**, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Calumet County, the Kimberly Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 18, 2024 held a public hearing concerning the proposed amendment to the Project

Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

**WHEREAS**, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Village Board that it amend the Project Plan and boundaries for the District.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Harrison that:

1. The boundaries of the District named "Tax Incremental District No. 5, Village of Harrison", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2024.
4. The Village Board finds and declares that:
  - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (e) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
  - (f) That there are no parcels to be added to the District that were annexed by the Village within the preceding three-year period.
  - (g) 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 Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created..
  - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District, as amended.
  - (h) 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 Wisconsin Statutes Section 66.1105(2)(f)3.a.

4. The Project Plan for "Tax Incremental District No. 5, Village of Harrison" (see Exhibit B), as amended, is approved, and the Village further finds the Project Plan is feasible and in conformity with the master plan of the Village.

**BE IT FURTHER RESOLVED THAT** the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

**BE IT FURTHER RESOLVED THAT** pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 25<sup>th</sup> day of June, 2024.

  
Village President

  
Village Clerk

**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION  
OR  
MAP OF  
TAX INCREMENTAL DISTRICT NO. 5  
VILLAGE OF HARRISON**

**[INCLUDED WITHIN PROJECT PLAN]**

**PROJECT PLAN**

[DISTRIBUTED SEPARATELY]

**JOINT REVIEW BOARD  
RESOLUTION APPROVING AN AMENDED  
PROJECT PLAN AND BOUNDARIES FOR  
TAX INCREMENTAL DISTRICT NO. 5,  
VILLAGE OF HARRISON**

WHEREAS, the Village of Harrison (the "Village") seeks to amend the Project Plan and boundaries for Tax Incremental District No. 5 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the Village and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Village Board; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Village Board approving an amendment to the Project Plan and boundaries of the District.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for the amendment to the Project Plan and boundaries of the District, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature