



**VILLAGE OF JACKSON
JOINT REVIEW BOARD MEETING AGENDA**

Tuesday, August 12, 2025 at 6:15 PM

(Or immediately following the Personnel Committee meeting.)

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Appointments
 - a. Special Appointment of Citizen Member - Scott Mittelsteadt
 - b. Appointment and Reaffirmation of Chairperson
3. Approval of Minutes of the Joint Review Board Meeting of August 27, 2024
4. Review Annual PE-300 Reports and the Performance and Status of the Village's Active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f)
 - a. Tax Incremental District #4
 - b. Tax Incremental District #5
 - c. Tax Incremental District #6
 - d. Tax Incremental District #7
5. Resolution #25-23 – Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement
6. Citizens/Village Staff to Address the Joint Review Board
7. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

VILLAGE OF JACKSON
JOINT REVIEW BOARD MEETING
Tuesday, August 27, 2024 at 5:15 PM
Minutes

1. Call to Order and Roll Call

Meeting called to order at 5:15 PM by Pres. Heckendorf.

Members Present: Brian Heckendorf - Village of Jackson President, Peter Rettler - Moraine Park Technical College, Aaron Daul - Washington County, Sarah Malchow - Public Member
Members Excused: None
Members Absent: Don Olson - Village of Jackson Trustee
Staff Present: Administrator Jen Heidtke, Treasurer Darlene Smith, and Clerk Jackie Schuh
Others Present: Brian Roemer - Ehlers, Ariana Schmidt - Ehlers
Trustees Present in Audience: None

2. Consideration and Appointment and/or Reaffirmation of the Joint Review Board's Public Member

The motion to appoint Sarah Malchow as the public member of the Joint Review Board was made by Pres. Heckendorf and seconded by P. Rettler.

Vote: 3 ayes, 0 nays. S. Malchow abstained from the vote. Motion carried.

3. Election and/or Reaffirmation of Chairperson

The motion to appoint Brian Heckendorf as the chairperson of the Joint Review Board was made by A. Daul and seconded by S. Malchow.

Vote: 3 ayes, 0 nays. B. Heckendorf abstained. Motion carried.

4. Approval of Minutes for the Joint Review Board Meeting of September 13, 2022

The motion to approve the minutes of the Joint Review Board meeting of September 13, 2022, was made by P. Rettler and seconded by A. Daul.

Vote: 4 ayes, 0 nays. Motion carried.

5. Approval of Minutes for the Joint Review Board Meeting of October 10, 2023

The motion to approve the minutes of the Joint Review Board meeting of October 10, 2023, was made by A. Daul and seconded by P. Rettler.

Vote: 4 ayes, 0 nays. Motion carried.

6. Discuss Responsibilities of the Joint Review Board

Brian Roemer of Ehlers explained that the Joint Review Board meets annually to review the Village's annual financing report and to review the performance and status of each district. Per Roemer, the meeting is informational, and the only action to be taken is the appointment of a chair and a public member, and to acknowledge the filing of the annual PE-300 report with the Wisconsin Department of Revenue, as well as compliance with the annual meeting requirement.

7. Review Annual PE-300 Reports and the Performance and Status of:

a. Tax Incremental District No. 4

Mr. Roemer explained that TID 4 was created on September 28, 1995, before declaring a type of district was required. The TID was amended in 2002, 2006, and, in 2009, the District became a recipient District through an amendment to TID 2. In 2018, a portion of TID 4 was then overlaid with TID 6. The TID had a mandatory termination date of September 28, 2022, but the life was extended through the technical college extension providing a new maximum life of September 28, 2025. With the anticipated increment collection allowable through 2026, along with the projected increased development, the Village anticipates being able to fully reimburse past advances in 2024 and close in 2025 due to the Affordable Housing Extensions.

b. Tax Incremental District No. 5

Mr. Roemer explained that TID 5 was created on May 20, 2014, as an Industrial District. It has an expenditure period that ends on May 20, 2029, with a mandatory termination date of May 20, 2034. The development agreement between the Village, Kerry Industries, Washington County and the Washington County Economic Development Corporation (WCEDC) calls for the following annual payments: 70% of the increment generated in TID 5 is paid to Kerry Industries, but is capped at \$2 million. Of the remaining 30% of the annual increment, 80% is paid to Washington County, of which 10% of their payment goes to WCEDC. The remaining increment remains with the Village for administrative and TID set-up costs. The projected closure, based on current cash flow, is 2035.

c. Tax Incremental District No. 6

Mr. Roemer explained that TID 6 was created on November 14, 2017, as an Industrial District. The TID has an expenditure period that ends on November 14, 2033, and has a mandatory termination date of November 14, 2038. The Village has an existing development

agreement that requires for annual increment generated in TID 6 to be allocated to meet the existing annual payments. If the increment were to fall short of the required payments, the Developer would be required to make shortfall payments. The projected closure date is 2039, based on current cash flow projections.

d. Tax Incremental District No. 7

Mr. Roemer explained that TID 7 was created on June 11, 2019, as a Mixed-Use District. The Project Plan and Boundary was amended on July 12, 2022, with it being the first allowable boundary amendment. TID 7 has an expenditure period that ends on June 11, 2034, and has a mandatory termination date of June 11, 2039. It was created as a catalyst for commercial and residential development on the eastern edge of the Village. In 2022, a development agreement was finalized that would deliver condo and commercial development on the north side of SH 60 within TID 7. The projected closure year is 2036, based on current cash flow projections. He noted, however, that there are many developments ongoing in the district that, based on valuations, will significantly impact the cash flow of the District.

8. Resolution #24-20 – Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement

The motion to approve Resolution #24-20 was made by P. Rettler and seconded by S. Malchow.

Vote: 5 ayes, 0 nays. Motion carried.

9. Citizens/Village Staff to Address the Joint Review Board

None.

10. Adjourn

The motion to adjourn the meeting was made by Pres. Heckendorf and seconded by S. Malchow.

Vote: 5 ayes, 0 nays. Motion carried. The meeting was adjourned at 5:56 PM.

Respectfully Submitted,
Jackie Schuh - Village Clerk

August 12, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 4



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment District No. 4

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 4 (“District”) was created on September 28, 1995. Since the District was created prior to October 1, 1995 the type of District was not required to be declared.

The District was amended in 2002 to add additional territory and amend the list of projects to be undertaken. The District was amended again in 2006 to amend the list of projects to be undertaken. In 2009, the District became a recipient District through an amendment to TID #2. In 2018, a portion of TID #4 was overlaid with TID #6.

The TID has an expenditure period that ended on September 28, 2017 and had a mandatory termination date of September 28, 2022. The life was extended through the “Technical College” Extension in 2022 with a new maximum life of 9/28/2025. The life was extended through the “Technical College” Extension in 2024.

The Village adopted the Affordable Housing resolution on April 9, 2024, and adopted the Termination Resolution December 10, 2024. The final year of increment was received in 2025, to be used for “Affordable Housing” needs as defined in the resolution. 2026 will be the final year the PE-300 is required to be filed as a result of the closure, and incremental value will return to the tax roll in 2025.

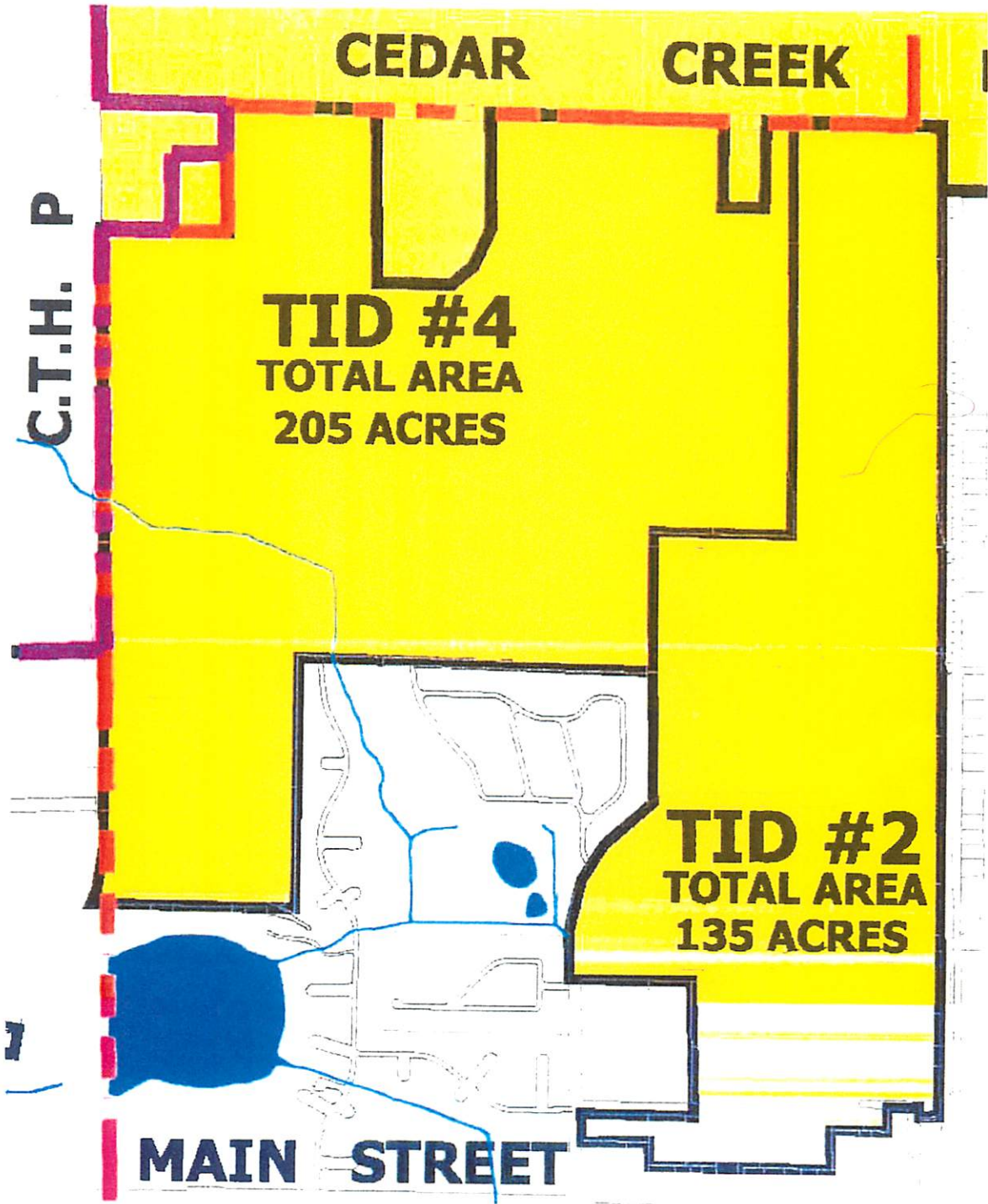
Background Data:	Base Value	\$645,700
	Incremental Value (as of January 1, 2025)	\$59,701,800
	Year End Fund Balance (2024)	\$468,912
	Actual Closure Year	2025

Notes: With the anticipated increment collection allowable through 2026, the Village was able to fully reimburse past advances and close in 2025.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)



Village of Jackson, Wisconsin

Tax Increment District #4

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-95)		Base Value	645,700
District Creation Date	September 28, 1995		Appreciation Factor	0.00%
Valuation Date	Jan 1,	1995	Base Tax Rate	\$17.93
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	9/28/2017		
Revenue Periods/Final Year	27	2023		
Extension Eligibility/Years	Yes	0	see Note 1	
Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation (Deflation) Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment (see Note 2)	
24	2018	0	2019	0	45,760,900	2020	\$17.93	820,622
25	2019	0	2020	0	49,285,900	2021	\$17.93	883,835
26	2020	267,900	2021	0	49,553,800	2022	\$17.51	867,460
27	2021	8,214,300	2022	0	57,768,100	2023	\$14.39	831,554
¹ 28	2022	1,604,700	2023	0	59,372,800	2024	\$12.84	762,116
¹ 29	2023	329,000	2024	0	59,701,800	2025	\$13.34	796,590
Totals		52,514,200	0			Future Value of Increment	7,328,335	

Notes:

- ¹ - This model shows a 3-year extension due to the negative impact of 2013 Act 145 granted 9/13/2022.
- ² - Actual results will vary depending on development, inflation of overall tax rates.

Legend:

[Last year of actuals]

Village of Jackson, Wisconsin

Tax Increment District #4

Cash Flow Projection

Year	Revenues				Expenditures						Balances				Year	
	Tax Increments	Exempt Computer Aid	Personal Property Aid	Total Sources of Funds	Existing Debt Obligations		Advance Repayment	AH Transfer	Legal & Admin.	Total Uses of Funds	Annual	Prior Period Adjustment	Cumulative Fund Balance	Cash		Advance Outstanding
2022	867,460	5,088	19,823	892,371	17,844				1,650	19,494	872,877	(2,165,886)	(1,293,009)	1,340,047	2,165,886	2022
2023	831,555	5,088	19,823	856,465			854,678		1,788	856,466	(1)		(316,213)	994,995	1,311,208	2023
2024	762,115	5,088	19,823	787,025					1,900	1,900	785,125		468,912	1,780,120	1,311,208	2024
2025	796,590	5,088		801,678			1,311,208	796,590	15,000	811,590	(9,912)		459,000			2025
Total	6,544,044	40,581	106,116	7,338,498	869,821	43,959	2,165,886		51,063	2,808,633						Total

Notes:

The negative 2022 ending Cumulative Balance is comprised of the Contributions from Capital Projects Fund.
 A 3 year extension under Wisconsin 2015 Act 258 was granted 9/13/22.

Actual TID Closure



Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 – Municipality and TID					
---	--	--	--	--	--

Co-muni code 66141	Municipality JACKSON	County WASHINGTON	Due date 07/01/2025	Report type ORIGINAL	
TID number 004	TID type 1	TID name N/A	Creation date 09/28/1995	Mandatory termination date 04/09/2025	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 – Revenue	Amount
Tax increment	\$762,115
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$24,910
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$787,025

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,750
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Reduction of Contributions from Other Funds	\$438,332
Total Expenditures	\$440,232

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$346,793
Future costs	\$811,678
Future revenue	\$801,678
Surplus or deficit	\$336,793

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$0	\$0	\$-45,100	\$-45,100
007	\$593,100	\$0	\$0	\$593,100
Total	\$593,100	\$0	\$-45,100	\$548,000

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
005	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
006	\$-45,100	\$1,182,093,600	0.00	\$4,163,166	\$0
007	\$593,100	\$1,182,093,600	0.05	\$4,163,166	\$2,082
Total	\$548,000	\$1,182,093,600	0.05	\$4,163,166	\$2,082

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$2,082	\$0.02082

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
2023	007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	004
Submission date	07-01-2025 03:23 PM
Confirmation	TIDAR20241801O1747850982930
Submission type	ORIGINAL

August 12, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 5



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment District No. 5

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 5 (“District”) was created on May 20, 2014 as an Industrial District.

The TID has an expenditure period that ends on May 20, 2029 and has a mandatory termination date of May 20, 2034.

Background Data:	Base Value	\$933,100
	Incremental Value (as of January 1, 2025)	\$7,246,600
	Year End Fund Balance (2024)	\$16,665
	Projected Closure (based on current cash flow*)	2035

*Outside of administrative charges and PAYGO payments the Village doesn’t expect to make additional project costs through the end of District #5’s expenditure period. The projected closure year identified is based on current cash flow projections.

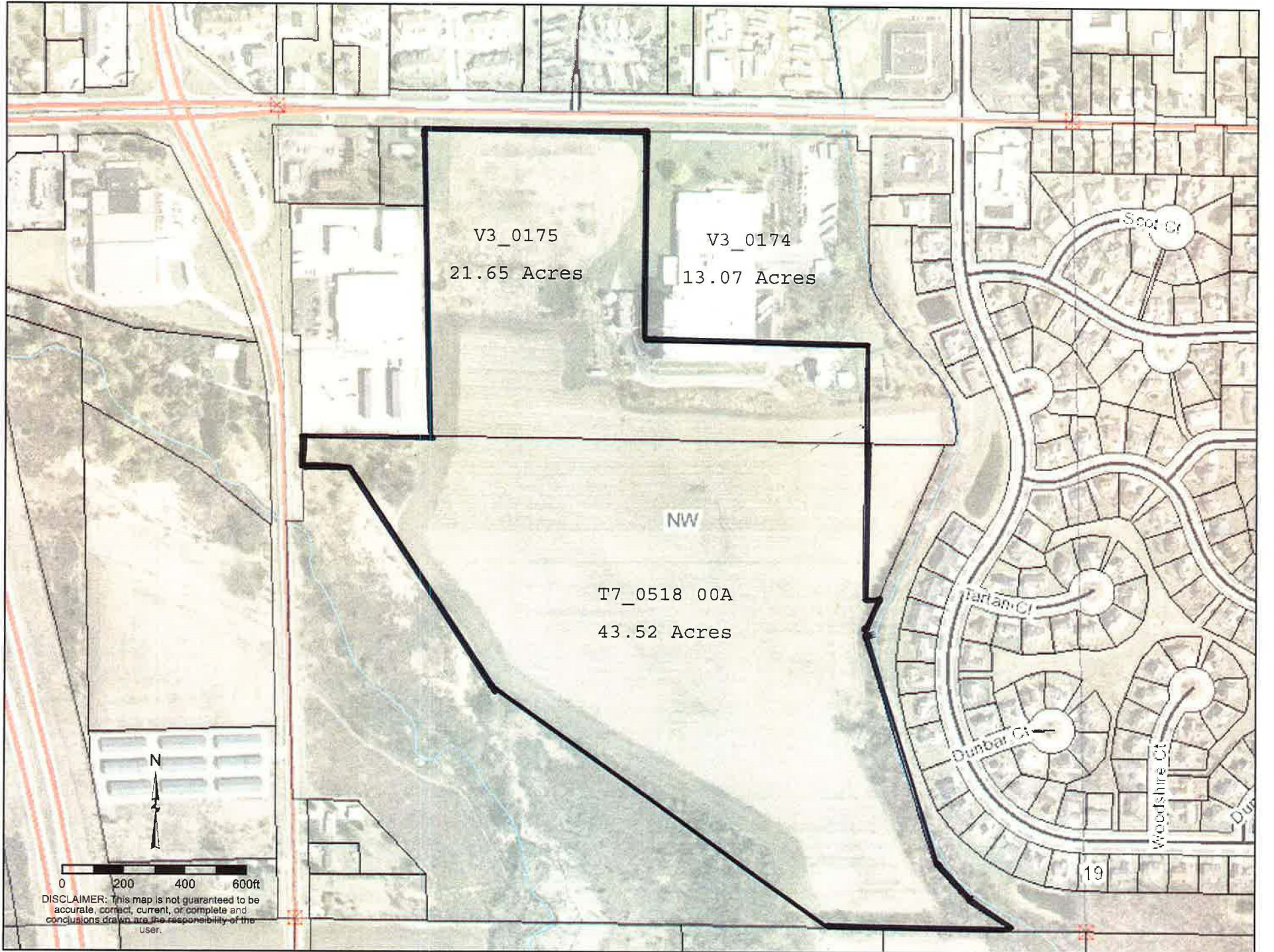
Notes: The existing development agreement between the Village, Kerry Industries, Washington County and the Washington County Economic Development Corporation (WCEDC) calls for the following annual payments: annually, 70% of the increment generated in TID #5 is paid to Kerry Industries with the total incentive capped at \$2 million. Of the remaining 30% of annual increment, 80% is paid to Washington County of which 10% of their payment goes to WCEDC. The remaining increment remains with the Village for administrative and TID setup costs.

**Joint Review Board
Action:**

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Village of Jackson, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	933,100
District Creation Date	May 20, 2014		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2014	Base Tax Rate	\$17.93
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	5/20/2029		
Revenue Periods/Final Year	20	2035		
Extension Eligibility/Years	Yes	3		
Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
5	2018	-252,600	2019	0	6,223,300	2020	\$18.24	113,541
6	2019	-38,600	2020	0	6,184,700	2021	\$17.93	110,909
7	2020	170,900	2021	0	6,355,600	2022	\$17.51	111,255
8	2021	544,300	2022	0	6,899,900	2023	\$14.39	99,322
9	2022	-22,300	2023	0	6,877,600	2024	\$12.84	88,282
10	2023	229,700	2024	0	7,107,300	2025	\$13.34	94,831
11	2024	139,300	2025	0	7,246,600	2026	\$13.34	96,690
12	2025	0	2026	0	7,246,600	2027	\$13.34	96,690
13	2026	0	2027	0	7,246,600	2028	\$13.34	96,690
14	2027	0	2028	0	7,246,600	2029	\$13.34	96,690
15	2028	0	2029	0	7,246,600	2030	\$13.34	96,690
16	2029	0	2030	0	7,246,600	2031	\$13.34	96,690
17	2030	0	2031	0	7,246,600	2032	\$13.34	96,690
18	2031	0	2032	0	7,246,600	2033	\$13.34	96,690
19	2032	0	2033	0	7,246,600	2034	\$13.34	96,690
20	2033	0	2034	0	7,246,600	2035	\$13.34	96,690
Totals				0		Future Value of Increment		1,585,040

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Legend:

--- Last year of actuals

Village of Jackson, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances			Year	
	Tax Increments	Intergov Rev.	Total Revenues	Annual PAYGO Payment - 70% ¹	Payment to County (80% of the 30%) ²	Capital Outlay/Admin	Professional Services	Total Expenditures	Annual	Cumulative		Max PAYGO Amt. Remaining
2020	113,541		113,541	79,479	27,250	1,650	10,475	118,854	(5,313)	(1,749)	1,948,733	2020
2021	110,909		110,909	77,636	26,619	150	475	104,880	6,029	4,280	1,844,478	2021
2022	111,257		111,257	75,293	25,815	150	5,112	106,370	4,887	9,167	1,743,370	2022
2023	99,322		99,322	69,579	23,855	150	1,638	95,222	4,100	13,267	1,649,936	2023
2024	88,282		88,282	61,797	21,188	150	1,749	84,884	3,398	16,665	1,566,951	2024
2025	94,831		94,831	66,382	22,760	150	1,749	91,040	3,791	20,455	1,477,810	2025
2026	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	24,358	1,386,921	2026
2027	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	28,260	1,296,032	2027
2028	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	32,163	1,205,144	2028
2029	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	36,065	1,114,255	2029
2030	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	39,967	1,023,366	2030
2031	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	43,870	932,478	2031
2032	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	47,772	841,589	2032
2033	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	51,675	750,701	2033
2034	96,690		96,690	67,683	23,206	150	1,749	92,788	3,902	55,577	659,812	2034
2035	96,690		96,690	67,683	51,016	150	15,000	133,849	(37,159)	18,419	541,113	2035
Total	1,585,043	0	1,585,043	1,458,887	528,000	3,900	51,939	1,570,187				Total

Notes:

¹The max payment to Kerry is \$2M.

²The County pays 10% of the annual payments to the WCEDC. The max to be paid to the County is \$480K and \$48K to WCEDC.

Projected TID Closure

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 – Municipality and TID					
---	--	--	--	--	--

Co-muni code	Municipality	County	Due date	Report type	
66141	JACKSON	WASHINGTON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
005	5	N/A	05/20/2014	05/20/2034	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$13,267

Section 3 – Revenue	Amount
Tax increment	\$88,282
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$88,282

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,749
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Kerry Inc.	\$61,797
Developer name Washington County	\$21,188
Transfer to other funds	
Other expenditures	
Total Expenditures	\$84,884

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$16,665
Future costs	\$1,046,477
Future revenue	\$1,043,145
Surplus or deficit	\$13,333

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$0	\$0	\$-45,100	\$-45,100
007	\$593,100	\$0	\$0	\$593,100
Total	\$593,100	\$0	\$-45,100	\$548,000

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
005	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
006	\$-45,100	\$1,182,093,600	0.00	\$4,163,166	\$0
007	\$593,100	\$1,182,093,600	0.05	\$4,163,166	\$2,082
Total	\$548,000	\$1,182,093,600	0.05	\$4,163,166	\$2,082

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$2,082	\$0.02082

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
2023	007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	005
Submission date	07-01-2025 03:36 PM
Confirmation	TIDAR20241801O1751290717140
Submission type	ORIGINAL

August 12, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 6



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment District No. 6

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 6 (“District”) was created on November 14, 2017 as an Industrial District.

The TID has an expenditure period that ends on November 14, 2033 and has a mandatory termination date of November 14, 2038.

Background Data:	Base Value	\$474,900
	Incremental Value (as of January 1, 2025)	\$34,000,900
	Year End Fund Balance (2024)	\$(15,093)
	Projected Closure (based on current cash flow*)	2039

* The projected closure year identified is based on current cash flow projections.

Notes: The Village has an existing development agreement that requires for annual increment generated in TID #6 to be allocated to meet the existing annual payments. Based on the agreement formula the TID will require transfers in to make payments until the agreement is paid off. Then the TID would repay the liability to the applicable funds.

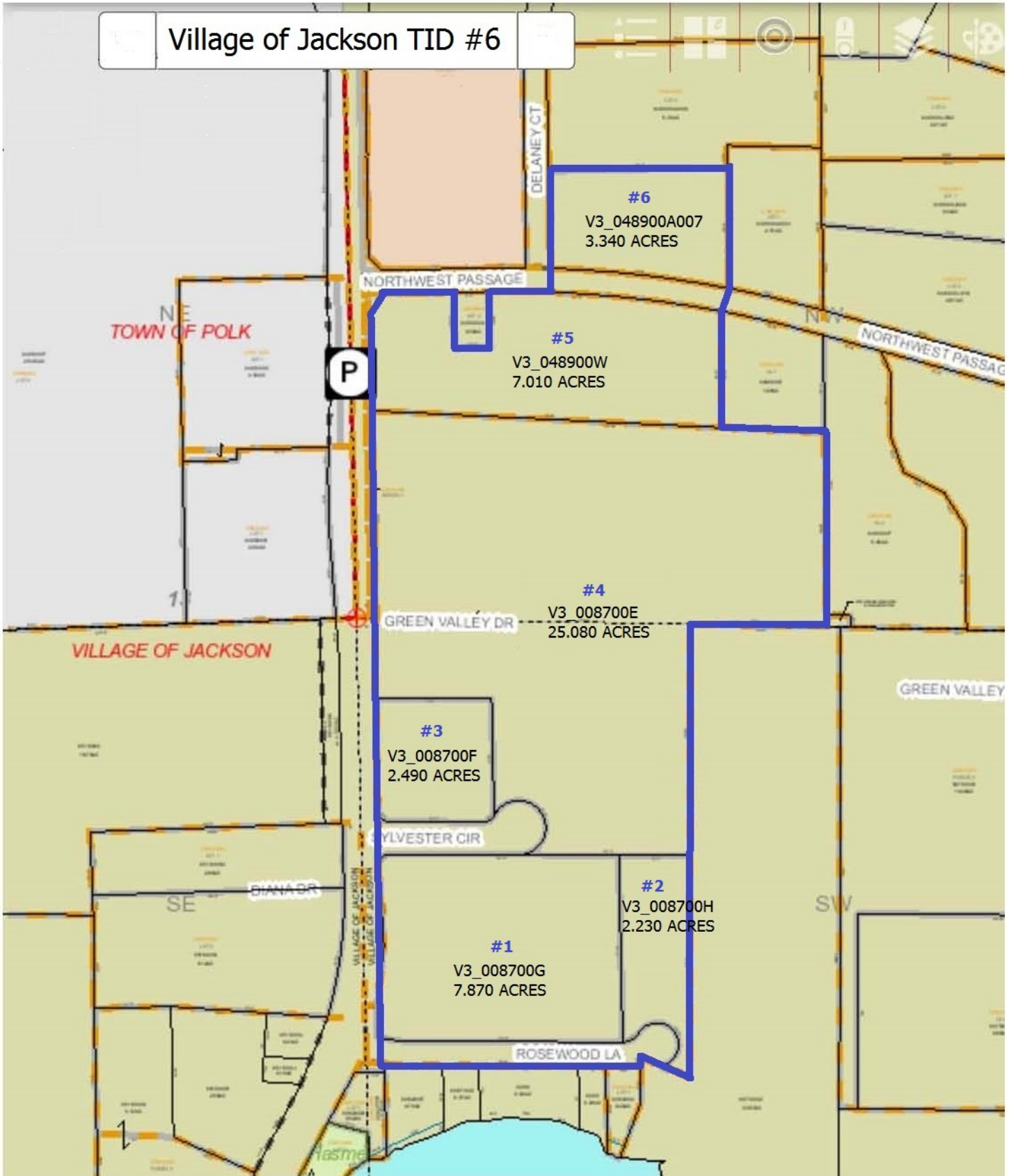
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)



Washington County Wisconsin



Village of Jackson, Wisconsin

Tax Increment District # 6

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	448,300
District Creation Date	November 14, 2017		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	\$17.93
Max Life (Years)	20		Rate Adjustment Factor (1 Yr)	0.00%
Expenditure Period/Termination	15	11/14/2032		
Revenue Periods/Final Year	20	2039		
Extension Eligibility/Years	Yes	3		
Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2018	1,800,300	2019	0	1,800,300	2020	\$18.24	32,846
2	2019	1,245,100	2020	0	3,045,400	2021	\$17.93	54,613
3	2020	5,582,100	2021	0	8,627,500	2022	\$17.51	151,024
4	2021	5,512,500	2022	0	14,140,000	2023	\$14.39	203,541
5	2022	11,472,000	2023	0	25,612,000	2024	\$12.84	328,758
6	2023	-1,669,200	2024	0	23,942,800	2025	\$13.34	319,464
7	2024	10,058,100	2025	0	34,000,900	2026	\$13.34	453,668
8	2025	3,500,000	2026	0	37,500,900	2027	\$13.34	500,367
9	2026	0	2027	0	37,500,900	2028	\$13.34	500,367
10	2027	0	2028	0	37,500,900	2029	\$13.34	500,367
11	2028	0	2029	0	37,500,900	2030	\$13.34	500,367
12	2029	0	2030	0	37,500,900	2031	\$13.34	500,367
13	2030	0	2031	0	37,500,900	2032	\$13.34	500,367
14	2031	0	2032	0	37,500,900	2033	\$13.34	500,367
15	2032	0	2033	0	37,500,900	2034	\$13.34	500,367
16	2033	0	2034	0	37,500,900	2035	\$13.34	500,367
17	2034	0	2035	0	37,500,900	2036	\$13.34	500,367
18	2035	0	2036	0	37,500,900	2037	\$13.34	500,367
19	2036	0	2037	0	37,500,900	2038	\$13.34	500,367
20	2037	0	2038	0	37,500,900	2039	\$13.34	500,367
Totals		37,500,900		0		Future Value of Increment		8,048,691

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Village of Jackson, Wisconsin

Tax Increment District # 6

Cash Flow Projection

Year	Projected Revenues					Expenditures													Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Proceeds/Premium from Long Term Debt	Special Assessments	Transfer In	Total Revenues	G.O. Bonds, Series 2019A (NONBQ) 1,235,000 Dated Date: 06/27/19		Taxable G.O. Notes, Series 2019B 1,020,000 Dated Date: 06/27/19		Taxable G.O. Bonds, Series 2023A 1,465,000 Dated Date: 02/01/23		Capital Outlay	Fiscal Charges	Professional Services	Transfer Out	Overperformance Payments	Admin./DOR Fees	Total Expenditures	Annual	Cumulative		Principal Outstanding	
							Prin 6/1	Interest	Prin 6/1	Interest	Prin 6/1	Interest												
2019			2,297,668	74,486		2,372,154		15,849		12,549			1,976,360	63,047		160,418			39,627	2,267,850	104,304	89,804	2,255,000	2019
2020	32,846	12,002		55,820		100,668	0	37,050	0	29,335			38,355		19,627			150	124,517	(23,849)	65,955	2,255,000	2020	
2021	54,613	2,499		27,036		84,148	0	37,050	50,000	28,585			99,009		5,925				220,569	(136,421)	(70,466)	2,205,000	2021	
2022	151,028	502		1,434		152,964	0	37,050	50,000	27,085								1,962	116,097	36,867	(33,599)	5,389,434	2022	
2023	203,541	32,420	1,465,000	1,434		1,702,395	20,000	36,750	100,000	24,835	0	56,979	673,018		57,542		733,549	1,787	1,704,460	(2,065)	(35,664)	6,000,885	2023	
2024	328,758	359		1,434		330,551	20,000	36,150	120,000	21,535	25,000	67,850	15,096				0	4,349	309,980	20,571	(15,093)	5,835,885	2024	
2025	319,464	0			433,535	752,999	20,000	35,550	145,000	17,560	25,000	66,800					423,560	4,436	737,906	15,094	1	5,222,325	2025	
2026	453,668	0			447,260	900,928	20,000	34,950	165,000	12,910	25,000	65,750					572,793	4,525	900,927	0	1	4,439,532	2026	
2027	500,367	0			550,108	1,050,475	20,000	34,350	190,000	7,918	25,000	64,700					703,893	4,615	1,050,475	0	1	3,500,640	2027	
2028	500,367	0			247,699	748,066	20,000	33,750	200,000	2,700	25,000	63,650					398,259	4,707	748,066	(0)	1	2,857,381	2028	
2029	500,367	0			20,736	521,104	100,000	31,950	100,000	61,025	100,000	61,025					223,327	4,802	521,104	0	1	2,434,054	2029	
2030	500,367	0			13,532	513,900	100,000	28,950	100,000	56,725	100,000	56,725					223,327	4,898	513,900	0	1	2,010,727	2030	
2031	500,367	0				500,368	100,000	25,950	100,000	25,950	110,000	52,105				133,223	74,094	4,996	500,368	0	1	1,726,633	2031	
2032	500,367	0				500,368	100,000	22,950	100,000	22,950	120,000	47,045			205,277	0	5,096	500,368	0	1	1,506,633	2032		
2033	500,367	0				500,368	100,000	19,950			120,000	41,585				213,635	5,197	500,368	0	1	1,286,633	2033		
2034	500,367	0				500,368	100,000	16,950			120,000	35,945				222,171	5,301	500,368	0	1	1,066,633	2034		
2035	500,367	0				500,368	100,000	13,950			125,000	30,188				225,823	5,407	500,368	0	1	841,633	2035		
2036	500,367	0				500,368	100,000	10,950			125,000	24,125				234,777	5,516	500,368	0	1	616,633	2036		
2037	500,367	0				500,368	100,000	7,950			125,000	17,875				243,917	5,626	500,368	0	1	391,633	2037		
2038	500,367	0				500,368	105,000	4,875			145,000	11,125				228,629	5,738	500,368	0	1	141,633	2038		
2039	500,367	0				500,368	110,000	1,650			150,000	3,750				5,419	20,853	291,672	208,696	208,697	0	0	2039	
Total	8,048,695	47,782		0	1,712,870	13,733,659	1,235,000	524,574	1,020,000	185,011	1,465,000	767,222	2,801,838	63,047	83,094	1,712,870	3,352,801	139,588	13,510,463				Total	

Notes: DIFF in advance: 0

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 – Municipality and TID					
---	--	--	--	--	--

Co-muni code 66141	Municipality JACKSON	County WASHINGTON	Due date 07/01/2025	Report type ORIGINAL	
TID number 006	TID type 6	TID name N/A	Creation date 11/14/2017	Mandatory termination date 11/14/2038	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$317,035

Section 3 – Revenue	Amount
Tax increment	\$328,758
Investment income	
Debt proceeds	
Special assessments	\$1,793
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$330,551

Section 4 – Expenditures	Amount
Capital expenditures	\$15,096
Administration	
Professional services	\$4,199
Interest and fiscal charges	\$308,234
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$335,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Delany Group	\$0
Developer name Design 2 Construct	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$662,679

Section 5 – Ending Balance	Amount
TID fund balance at end of year	-\$15,093
Future costs	\$6,346,977
Future revenue	\$6,494,541
Surplus or deficit	\$132,471

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$0	\$0	\$-45,100	\$-45,100
007	\$593,100	\$0	\$0	\$593,100
Total	\$593,100	\$0	\$-45,100	\$548,000

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
005	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
006	\$-45,100	\$1,182,093,600	0.00	\$4,163,166	\$0
007	\$593,100	\$1,182,093,600	0.05	\$4,163,166	\$2,082
Total	\$548,000	\$1,182,093,600	0.05	\$4,163,166	\$2,082

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$2,082	\$0.02082

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
2023	007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	006
Submission date	07-01-2025 03:41 PM
Confirmation	TIDAR20241801O1751290884661
Submission type	ORIGINAL

August 12, 2025

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Senior Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment District No. 7

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 7 (“District”) was created on June 11, 2019 as a Mixed-Use District. TID #7’s Project Plan and Boundary were amended on July 12, 2022, it was the first allowable boundary amendment.

The TID has an expenditure period that ends on June 11, 2034 and has a mandatory termination date of June 11, 2039.

Background Data:	Base Value	\$8,854,300
	Incremental Value (as of January 1, 2025)	\$19,755,500
	Year End Fund Balance (2024)	\$(597,594)
	Projected Closure (based on current cash flow*)	2036

*The projected closure year identified is based on current cash flow projections. There are many developments ongoing in the district that based on valuations will significantly impact the cash flow of the District.

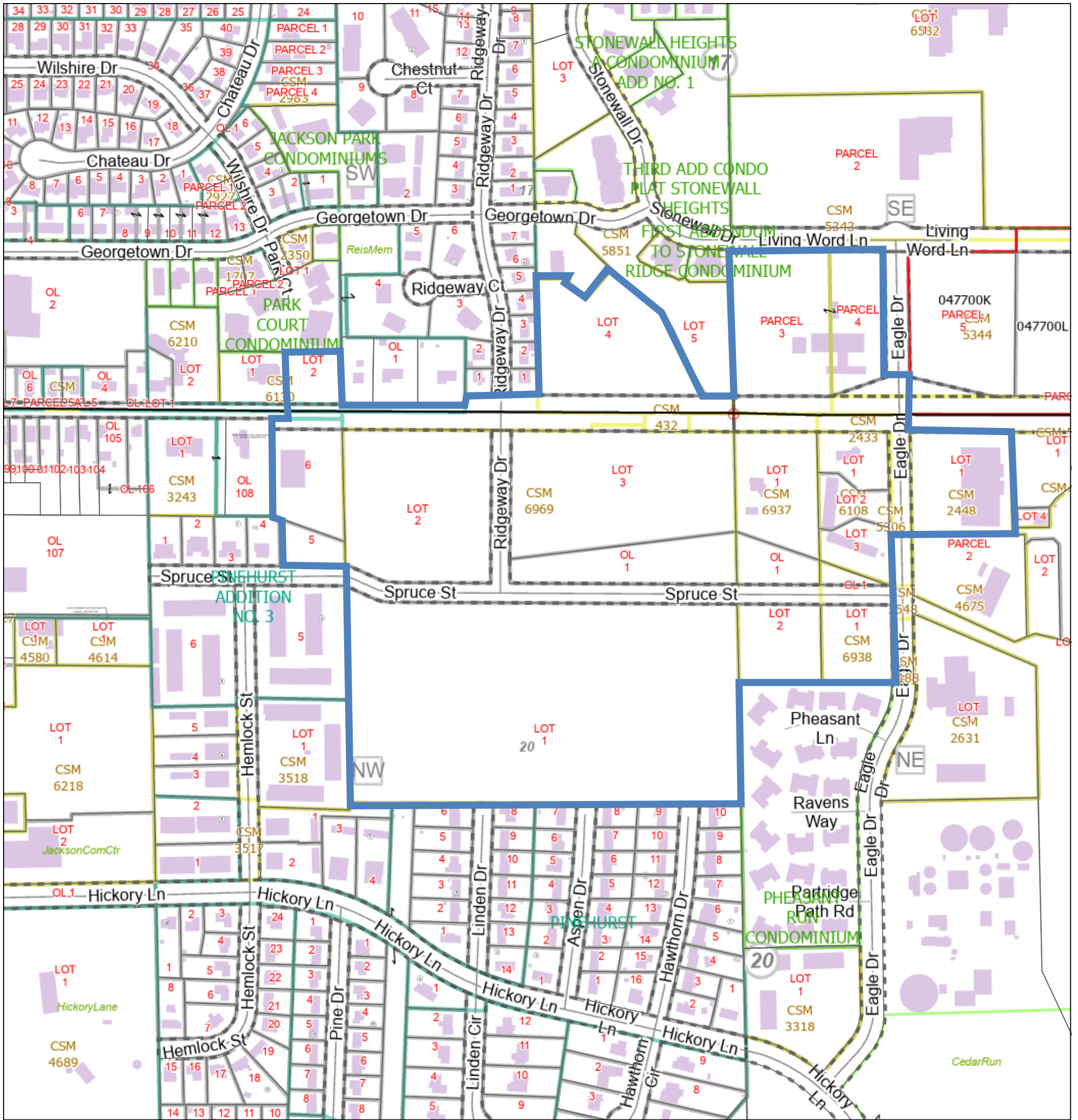
Notes: Tax Increment District No. 7 was created as a catalyst for commercial and residential development on the eastern edge of the Village.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

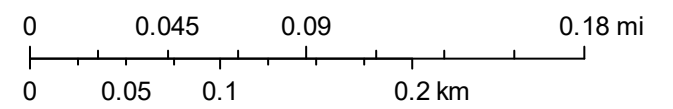
Attachments:

- TID Boundary Map
- TID Development Assumptions
- TID Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

TID #7



1:3,954



Village of Jackson, Wisconsin

Tax Increment District #7

Development Assumptions

Construction Year		Actual	Single-family Residential ¹	Single-family Residential ²	TownHomes ²	Outlots 6 ³	Outlot 8 ³	Commercial ⁴	Annual Total	Construction Year	
1	2019	953,900							953,900	2019	1
2	2020	(1,720,300)							(1,720,300)	2020	2
3	2021	1,098,600							1,098,600	2021	3
4	2022	3,915,900							3,915,900	2022	4
5	2023	699,800							699,800	2023	5
6	2024	17,201,500							17,201,500	2024	6
7	2025		5,040,000	3,487,000	1,196,000				14,273,000	2025	7
8	2026		1,260,000						3,860,000	2026	8
9	2027							1,000,000	1,000,000	2027	9
10	2028					656,000			656,000	2028	10
11	2029					2,648,000		1,000,000	3,648,000	2029	11
12	2030					2,672,000			2,672,000	2030	12
13	2031					1,348,000		1,000,000	2,348,000	2031	13
14	2032								0	2032	14
15	2033								0	2033	15
Totals		22,149,400	6,300,000	3,487,000	1,196,000	7,324,000	7,150,000	3,000,000	50,606,400		

Notes:

¹ Based on ongoing potential developments - Harbor.

² Based on ongoing potential developments - Hillcrest.

³ Based on projected development dated 6-17-24 from Hillcrest.

⁴ The 2024 Development is know the remaining 3 sites are a estimate.

Village of Jackson, Wisconsin

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	8,854,300
District Creation Date	June 11, 2019	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2019	Base Tax Rate	\$17.51
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 6/11/2034	Tax Exempt Discount Rate	
Revenue Periods/Final Year	20 2040	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		
		Added Base 9/2022 Amendment	3,221,100

Construction Year	Value Added	Base Value Redermination	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2019	953,900	2020	0	953,900	2021	\$17.93	17,106	
2	2020	-1,720,300	2021	0	-766,400	2022	\$17.51	0	
3	2021	1,098,600	2022	0	332,200	2023	\$14.39	4,782	
4	2022	3,915,900	2023	0	1,027,000	2024	\$12.84	13,183	
5	2023	699,800	827,200	2024	0	2,554,000	2025	\$13.34	34,078
6	2024	17,201,500		2025	0	19,755,500	2026	\$13.34	263,594
7	2025	14,273,000		2026	0	34,028,500	2027	\$13.34	454,036
8	2026	3,860,000		2027	0	37,888,500	2028	\$13.34	505,539
9	2027	1,000,000		2028	0	38,888,500	2029	\$13.34	518,882
10	2028	656,000		2029	0	39,544,500	2030	\$13.34	527,635
11	2029	3,648,000		2030	0	43,192,500	2031	\$13.34	576,309
12	2030	2,672,000		2031	0	45,864,500	2032	\$13.34	611,961
13	2031	2,348,000		2032	0	48,212,500	2033	\$13.34	643,290
14	2032	0		2033	0	48,212,500	2034	\$13.34	643,290
15	2033	0		2034	0	48,212,500	2035	\$13.34	643,290
16	2034	0		2035	0	48,212,500	2036	\$13.34	643,290
17	2035	0		2036	0	48,212,500	2037	\$13.34	643,290
18	2036	0		2037	0	48,212,500	2038	\$13.34	643,290
19	2037	0		2038	0	48,212,500	2039	\$13.34	643,290
20	2038	0		2039	0	48,212,500	2040	\$13.34	643,290
Totals	50,606,400			0		Future Value of Increment		8,673,428	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Village of Jackson, Wisconsin

Tax Increment District #7

Cash Flow Projection

Year	Projected Revenues							Expenditures										Balances				Year			
	Tax Increments	Interest Earnings	Affordable Housing - TID 4	Land Sale Revenue SF	Misc. Proceeds	Debt Proceeds	Total Revenues	Actual Debt Service		G.O. Bonds, Series 2019D (TID#7) 2,032,000		Proposed G.O. Bonds 1,285,000			Capital Expenditures	Professional Services	Street Lights/Final Pavement	Commercial Incentive	Admin. + 2%	Total Expenditures	Balances				
								Principal	Interest	Dated Date: 06/27/19	Principal	Interest	Dated Date: 03/01/27	Principal							Est. Rate		Interest	Annual	Prior Period Adjustment
2019						2,085,838	2,088,338		36,329					118,642						154,971	1,933,367		1,933,367	2,032,000	2019
2020		14,123					16,123	32,000	46,365					1,423,984					87,205	1,589,554	(1,573,431)	(12,859)	347,077	2,000,000	2020
2021	17,105						19,605	32,000	49,509					235,662					37,380	354,551	(334,946)		12,131	1,968,000	2021
2022	0						2,500	32,000	48,549					162,118					48,025	290,692	(288,192)		(276,061)	1,936,000	2022
2023	4,780	0		499,890	1,660,661		2,165,331	72,000	46,989					2,168,450	139,573				51,734	2,478,746	(313,415)		(589,476)	3,221,000	2023
2024	13,183	0		606,662	103,411		723,255	81,450	44,835					400,107			108,547	96,435	731,374	(8,118)		(597,594)	3,221,000	2024	
2025	34,078	0	796,590				830,667			86,400	42,165					150,000		117,295	98,364	494,224	336,444	(261,151)	3,134,600	2025	
2026	263,594	0					263,594			91,200	39,501							117,295	100,331	348,327	(84,733)	(345,884)	3,043,400	2026	
2027	454,036	0					454,036			96,000	36,693	0	5.00%	32,125				117,295	102,338	384,451	69,585	(276,299)	2,947,400	2027	
2028	505,539	0					505,539			100,800	33,741	0	5.00%	64,250				117,295	104,384	420,470	85,069	(191,230)	2,846,600	2028	
2029	518,882	0					518,882			105,600	30,645	50,000	5.00%	63,000					106,472	355,717	163,165	(28,065)	2,691,000	2029	
2030	527,635	0					527,635			121,600	27,845	50,000	5.00%	60,500					108,601	368,546	159,088	131,023	2,519,400	2030	
2031	576,309	5,896					582,206			123,200	25,366	50,000	5.00%	58,000					110,774	367,340	214,866	345,889	2,346,200	2031	
2032	611,961	15,565					627,526			124,800	22,793	55,000	5.00%	55,375					112,989	370,957	256,569	602,459	2,166,400	2032	
2033	643,290	27,111					670,401			126,400	20,124	130,000	5.00%	50,750					115,249	442,523	227,878	830,337	1,910,000	2033	
2034	643,290	37,365					680,656			128,000	17,357	140,000	5.00%	44,000					117,554	446,911	233,745	1,064,082	1,642,000	2034	
2035	643,290	47,884					691,174			131,200	14,473	145,000	5.00%	36,875					119,905	447,453	243,721	1,307,803	1,365,800	2035	
2036	643,290	58,851					702,142			134,400	11,451	150,000	5.00%	29,500					122,303	447,654	254,488	1,562,291	1,081,400	2036	
2037	643,290	70,303					713,593			137,600	8,289	155,000	5.00%	21,875					124,749	447,513	266,081	1,828,371	788,800	2037	
2038	643,290	82,277					725,567			140,800	4,982	160,000	5.00%	14,000					127,244	447,026	278,541	2,106,912	488,000	2038	
2039	643,290	94,811					738,101			134,400	1,646	200,000	5.00%	5,000					129,789	470,835	267,267	2,374,179	153,600	2039	
2040	643,290	106,838					750,128												132,385	132,385	617,744	2,991,923	153,600	2040	
Total	8,673,425	561,024	796,590	1,106,552	1,773,572	2,085,838	14,997,000	249,450	272,576	1,782,400	337,071	1,285,000	535,250	4,508,963		150,000	577,727	2,154,208	11,992,218					Total	

Notes: Projected TID Closure

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 – Municipality and TID					
---	--	--	--	--	--

Co-muni code	Municipality	County	Due date	Report type	
66141	JACKSON	WASHINGTON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
007	6	N/A	06/11/2019	06/11/2039	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-589,476

Section 3 – Revenue	Amount
Tax increment	\$13,183
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$606,662
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Land Rental, We Energies Credits, Easement	\$103,411
Total Revenue (deposits)	\$723,256

Section 4 – Expenditures	Amount
Capital expenditures	\$400,107
Administration	\$0
Professional services	\$96,285
Interest and fiscal charges	\$44,835
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$81,450
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Glacier Hills Credit Union	\$108,547
Transfer to other funds	
Other expenditures	
Total Expenditures	\$731,374

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-597,594
Future costs	\$4,427,356
Future revenue	\$5,973,342
Surplus or deficit	\$948,392

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$0	\$0	\$-45,100	\$-45,100
007	\$593,100	\$0	\$0	\$593,100
Total	\$593,100	\$0	\$-45,100	\$548,000

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
005	\$0	\$1,182,093,600	0.00	\$4,163,166	\$0
006	\$-45,100	\$1,182,093,600	0.00	\$4,163,166	\$0
007	\$593,100	\$1,182,093,600	0.05	\$4,163,166	\$2,082
Total	\$548,000	\$1,182,093,600	0.05	\$4,163,166	\$2,082

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$2,082	\$0.02082

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
2023	007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
2023	Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	007
Submission date	07-01-2025 04:26 PM
Confirmation	TIDAR20241801O1751291211806
Submission type	ORIGINAL

RESOLUTION #25-23

JOINT REVIEW BOARD RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORT AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT FOR THE VILLAGE OF JACKSON

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the Village has filed an annual report with the Wisconsin Department of Revenue for the following districts:

- Tax Incremental District No. 4
- Tax Incremental District No. 5
- Tax Incremental District No. 6
- Tax Incremental District No. 7; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on August 12, 2025, to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the Village has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and Adopted this _____ day of _____, 2025.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Attest: _____

JRB Chairperson

Jacqueline M. Schuh – Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Jackson Municipal Complex, Jackson Post Office, Jackson Community Center, and the Village website.

Village Official

Date