October 15, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Jefferson, Wisconsin

Tax Incremental District No. 10

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Jefferson, Wisconsin
Tax Incremental District No. 10

Purpose:

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

District Summary:

Tax Incremental District No. 10 ("District") was created on September 20, 2022 as an Industrial District. The District has not been amended.

The TID has an expenditure period that ends on September 20, 2037 and has a mandatory termination date of September 20, 2042. The final year to collect tax increment revenue is 2043.

Background Data:

Base Value	$5,963,000
Incremental Value (as of January 1, 2026)	$2,458,200
Year End Fund Balance (2025)	$75,017
Closure Year (based on current cash flow*)	2031

Notes:

- The District is comprised of approximately 11.63 acres located in the downtown area of the City. The District was created to pay the costs of a development incentive needed ("Project") to assist with the development by Nestle Purina Pet Care, Inc. ("Developer").

Joint Review Board Action:

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

Attachments:

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



JEFFERSON WISCONSIN We're going outside.	Land Use and Parcel Map PROPOSED TID 10 Section 11, T6N, R14E City of Jefferson, WI	DATE	FIGURE
		07/25/22	1

City of Jefferson, Wisconsin

Tax Increment District No. 10

Tax Increment Projection Worksheet

Type of District	Industrial	
District Creation Date	September 20, 2022	
Valuation Date	January 1, 2022	2022
Max Life (Years)	20	
End of Expenditure Period	15	9/20/2037
Revenue Periods/Final Year	20	2043
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	5,963,000
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.65
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2022	2,072,800	2023	0	2,072,800	2024	$19.65	**40,733**
2	2023	-3,093,500	2024	0	-1,020,700	2025	$18.81	**0**
3	2024	3,244,400	2025	0	2,223,700	2026	$18.91	**42,052**
4	2025	234,500	2026	0	2,458,200	2027	$18.91	**46,486**
5	2026	29,765,500	2027	0	32,223,700	2028	$18.91	**609,372**
6	2027	0	2028	0	32,223,700	2029	$18.91	**609,372**
7	2028	0	2029	0	32,223,700	2030	$18.91	**609,372**
8	2029	0	2030	0	32,223,700	2031	$18.91	**609,372**
9	2030	0	2031	0	32,223,700	2032	$18.91	**609,372**
10	2031	0	2032	0	32,223,700	2033	$18.91	**609,372**
11	2032	0	2033	0	32,223,700	2034	$18.91	**609,372**
12	2033	0	2034	0	32,223,700	2035	$18.91	**609,372**
13	2034	0	2035	0	32,223,700	2036	$18.91	**609,372**
14	2035	0	2036	0	32,223,700	2037	$18.91	**609,372**
15	2036	0	2037	0	32,223,700	2038	$18.91	**609,372**
16	2037	0	2038	0	32,223,700	2039	$18.91	**609,372**
17	2038	0	2039	0	32,223,700	2040	$18.91	**609,372**
18	2039	0	2040	0	32,223,700	2041	$18.91	**609,372**
19	2040	0	2041	0	32,223,700	2042	$18.91	**609,372**
20	2041	0	2042	0	32,223,700	2043	$18.91	**609,372**
	Totals	**32,223,700**		**0**			**Future Value of Increment**	**9,838,487**

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

2) Value added shown for 2026 construction year is estimate of value from Nestle Purina Building Addition.

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City of Jefferson, Wisconsin

Tax Increment District No. 10

Cash Flow Projection

	Projected Revenues				Projected Expenditures				Balances			
Year	Tax Increments	Interest Earnings/(Cost)	Intergov. Revenues	**Total Revenues**	MRO #1 2024 Nestle $2,000,000	Sidewalk Relocation	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2024	43,001	810		**43,811**			14,928	**14,928**	28,883	12,233	2,000,000	2024
2025	0	2,432	67,169	**69,601**			6,817	**6,817**	62,784	75,017	2,000,000	2025
2026	42,052	2,251	67,169	**111,471**		40,000	10,000	**50,000**	61,471	136,488	2,000,000	2026
2027	46,486	4,095	67,169	**117,750**	41,838		10,000	**51,838**	65,912	202,400	2,000,000	2027
2028	609,372	6,072	67,169	**682,613**	548,435		10,000	**558,435**	124,178	326,578	1,958,162	2028
2029	609,372	9,797	67,169	**686,338**	548,435		10,000	**558,435**	127,903	454,481	1,409,727	2029
2030	609,372	13,634	67,169	**690,175**	861,292		10,000	**871,292**	(181,117)	273,364	861,292	2030
2031	609,372	8,201	67,169	**684,742**			10,000	**10,000**	674,742	948,105	0	2031
2032	609,372	28,443	67,169	**704,984**			10,000	**10,000**	694,984	1,643,089	0	2032
2033	609,372	49,293	67,169	**725,833**			10,000	**10,000**	715,833	2,358,923	0	2033
2034	609,372	70,768	67,169	**747,308**			10,000	**10,000**	737,308	3,096,231	0	2034
2035	609,372	92,887	67,169	**769,428**			10,000	**10,000**	759,428	3,855,659	0	2035
2036	609,372	115,670	67,169	**792,211**			10,000	**10,000**	782,211	4,637,869	0	2036
2037	609,372	139,136	67,169	**815,677**			10,000	**10,000**	805,677	5,443,546	0	2037
2038	609,372	163,306	67,169	**839,847**			10,000	**10,000**	829,847	6,273,393	0	2038
2039	609,372	188,202	67,169	**864,743**			10,000	**10,000**	854,743	7,128,136	0	2039
2040	609,372	213,844	67,169	**890,385**			10,000	**10,000**	880,385	8,008,521	0	2040
2041	609,372	240,256	67,169	**916,796**			10,000	**10,000**	906,796	8,915,317	0	2041
2042	609,372	267,460	67,169	**944,000**			10,000	**10,000**	934,000	9,849,317	0	2042
2043	609,372	295,480	67,169	**972,020**			10,000	**10,000**	962,020	10,811,338	0	2043
(2026 - 2043)	**9,838,487**	**1,908,793**	**1,209,041**	**12,956,321**	**2,000,000**	**40,000**	**180,000**	**2,220,000**				(2026 - 2043)

Notes: Matches Audit

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

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Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
28241	JEFFERSON		JEFFERSON	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
010	5	Nestle	09/20/2022	09/20/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$12,233

Section 3 – Revenue		Amount
Tax increment		$0
Investment income		$2,432
Debt proceeds		
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	INTERGOVERNMENTAL	$67,169
Total Revenue (deposits)		$69,601

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$6,817
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$6,817**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$75,017**
Future costs	**$566,100**
Future revenue	**$566,100**
Surplus or deficit	**$75,017**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

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)
005	$137,500	$0	$0	$137,500
007	$606,000	$0	$0	$606,000
008	$1,636,100	$0	$300	$1,636,400
009	$1,282,300	$0	$0	$1,282,300
010	$1,127,300	$0	$0	$1,127,300
011	$5,008,800	$0	$0	$5,008,800
Total	**$9,798,000**	**$0**	**$300**	**$9,798,300**

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
005	$137,500	$895,548,000	0.02	$4,258,754	$852
007	$606,000	$895,548,000	0.07	$4,258,754	$2,981
008	$1,636,400	$895,548,000	0.18	$4,258,754	$7,666
009	$1,282,300	$895,548,000	0.14	$4,258,754	$5,962
010	$1,127,300	$895,548,000	0.13	$4,258,754	$5,536
011	$5,008,800	$895,548,000	0.56	$4,258,754	$23,849
Total	**$9,798,300**	**$895,548,000**	**1.10**	**$4,258,754**	**$46,846**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$46,846	$0.46846

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	005	$21,500	$814,604,800	0.00	$4,173,523	$0
2024	007	$0	$814,604,800	0.00	$4,173,523	$0
2024	008	$4,049,900	$814,604,800	0.50	$4,173,523	$20,868
2024	009	$0	$814,604,800	0.00	$4,173,523	$0
2024	010	$15,200	$814,604,800	0.00	$4,173,523	$0
2024	**Total**	**$4,086,600**	**$814,604,800**	**0.50**	**$4,173,523**	**$20,868**
2023	005	$0	$747,576,000	0.00	$3,645,798	$0

2023	006	$0	$747,576,000	0.00	$3,645,798	$0
2023	007	$0	$747,576,000	0.00	$3,645,798	$0
2023	008	$2,000,000	$747,576,000	0.27	$3,645,798	$9,844
2023	009	$0	$747,576,000	0.00	$3,645,798	$0
2023	010	$99,500	$747,576,000	0.01	$3,645,798	$365
2023	**Total**	**$2,099,500**	**$747,576,000**	**0.28**	**$3,645,798**	**$10,208**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information	
Preparer name **Tanya Stewart**	Preparer title **Treasurer**
Preparer email **tanya@jeffersonwis.com**	Preparer phone **(920) 674-7700**
Contact name **Tanya Stewart**	Contact title **Finance Director**
Contact email **tanya@jeffersonwis.com**	Contact phone **(920) 674-7700**

Submission Information	
Co-muni code	**28241**
TID number	**010**
Submission date	**06-01-2026 09:36 AM**
Confirmation	**TIDAR20250781O1780324613090**
Submission type	**ORIGINAL**