October 15, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Jefferson, Wisconsin

Tax Incremental District No. 7

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

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Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Jefferson, Wisconsin
Tax Incremental 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 Incremental District No. 7 ("District") was created on February 21, 2012 as a Mixed-Use District.

The District was amended in 2017 to add territory, modify the categories, locations and costs of projects to be undertaken and to allow for the District to incur project costs outside of, but within ½ mile of the boundaries of the District.

In 2024 the District was amended to remove a small parcel of vacant land (approx. 1 acre) from the District to allow the owner to develop the property with residential units).

In 2026 the District was amended to become an eligible donor district to TID 13.

The TID has an expenditure period that ends on February 21, 2027 and has a mandatory termination date of February 21, 2032.

Background Data:

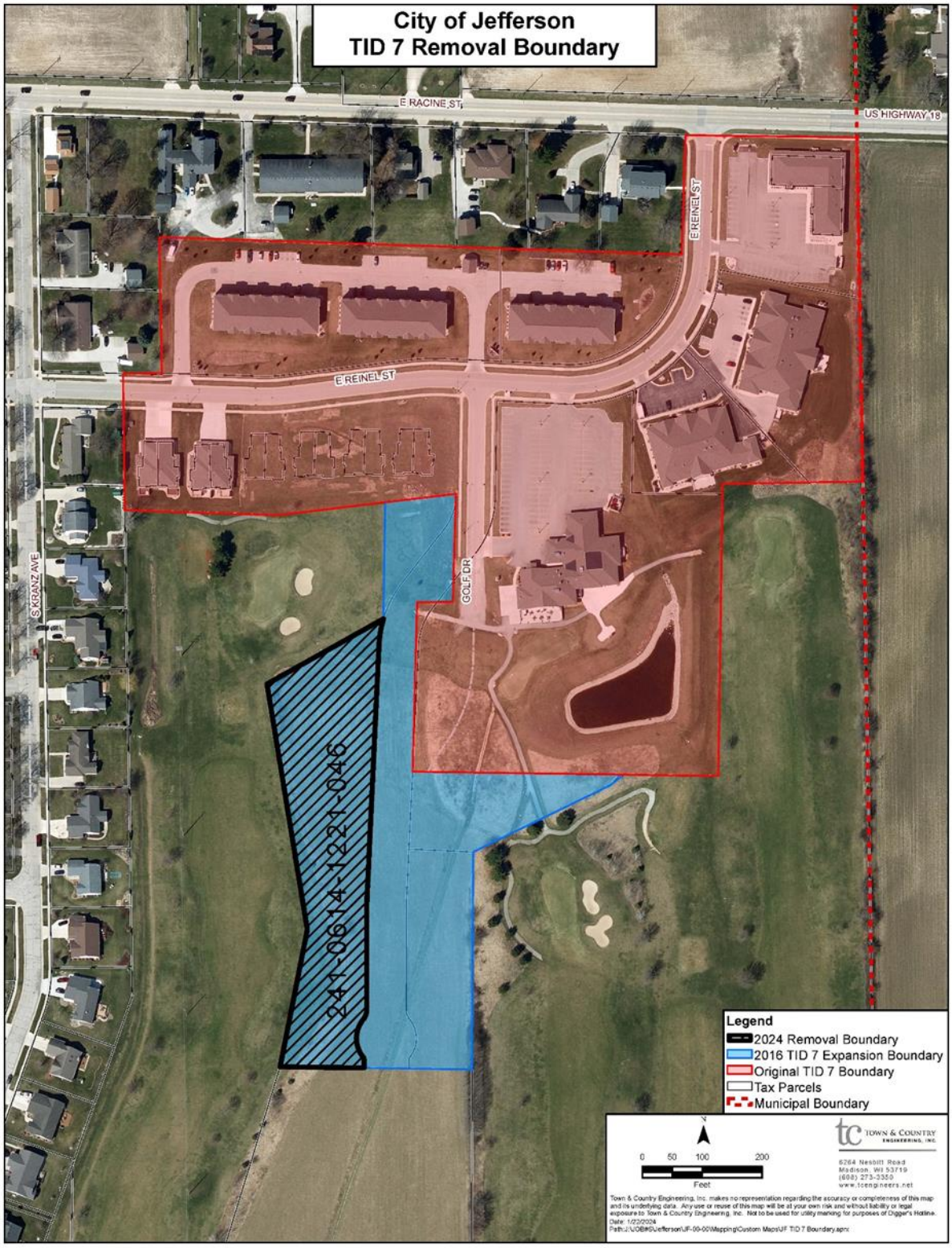
Base Value	$10,500
Incremental Value (as of January 1, 2026)	$18,721,200
Year End Fund Balance (2025)	$94,717
Projected Closure (based on current cash flow)	2032

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)


City of Jefferson
TID 7 Removal Boundary
E RACINE ST
US HIGHWAY 18
E REINEL ST
E REINEL ST
S KRANZ AVE
GOLF DR
241-0614-1224-049
Legend
2024 Removal Boundary
2016 TID 7 Expansion Boundary
Original TID 7 Boundary
Tax Parcels
Municipal Boundary
0 50 100 200
Feet
TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
Town & Country Engineering, Inc. makes no representation regarding the accuracy or completeness of this map and its underlying data. Any use or reuse of this map will be at your own risk and without liability or legal exposure to Town & Country Engineering, Inc. Not to be used for utility marking for purposes of Digger's Hotline.
Date: 1/22/2024
Path: J:\JOB#S\Jefferson\JF-00-00\Mapping\Custom Maps\JF TID 7 Boundary.aprx

City of Jefferson, Wisconsin

Tax Increment District No. 7

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	10,500
District Creation Date	February 21, 2012		Economic Change Factor	0.00%
Valuation Date	1-Jan-12	2012	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	$19.65
End of Expenditure Period	15	2/21/2027	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	19	2032		
Extension Eligibility/Years	Yes	6		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
11	2022	35,900	2023	0	12,504,900	2024	$19.65	**245,738**
12	2023	6,153,800	2024	0	18,658,700	2025	$18.81	**350,930**
13	2024	-1,514,400	2025	0	17,144,300	2026	$18.91	**324,210**
14	2025	1,576,900	2026	0	18,721,200	2027	$18.91	**354,030**
15	2026	0	2027	0	18,721,200	2028	$18.91	**354,030**
16	2027	0	2028	0	18,721,200	2029	$18.91	**354,030**
17	2028	0	2029	0	18,721,200	2030	$18.91	**354,030**
18	2029	0	2030	0	18,721,200	2031	$18.91	**354,030**
19	2030	0	2031	0	18,721,200	2032	$18.91	**354,030**
Totals		**18,721,200**		**0**			**Future Value of Increment**	**2,448,393**

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

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City of Jefferson, Wisconsin

Tax Increment District No. 7

Cash Flow Projection - With Increment Sharing

	Projected Revenues				Projected Expenditures								Balances			
					2013 State Trust Fund Loan $866,550				Kuehn Development Municipal Revenue Obligation							
Year	Tax Increments	Interest Earnings	Intergov. Revenues	**Total Revenues**	Dated Date: Principal	03/12/13 Est. Rate	Interest	Total Debt Service		Capital Outlay	Transfer to TID #13	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	262,649	34,649	2,796	**300,094**	48,356	3.75%	21,516	69,872	63,694				**133,566**	166,528	774,569	1,030,155	2023
2024	259,421	36,494	2,796	**298,711**	50,115	3.75%	19,757	69,872	56,844	550,000		20,970	**697,686**	(398,975)	375,594	923,195	2024
2025	350,930	10,022	3,114	**364,066**	52,048	3.75%	17,823	69,871	454,754	104,000		16,318	**644,943**	(280,877)	94,717	423,242	2025
2026	324,210	587	3,114	**327,911**	54,000	3.75%	15,872	69,872			250,000	15,871	**335,743**	(7,831)	86,885	369,242	2026
2027	354,030	539	3,114	**357,683**	56,025	3.75%	13,847	69,872			250,000	15,871	**335,743**	21,940	108,826	313,217	2027
2028	354,030	675	3,114	**357,819**	58,094	3.75%	11,778	69,872			250,000	15,871	**335,743**	22,076	130,902	255,123	2028
2029	354,030	812	3,114	**357,956**	60,305	3.75%	9,567	69,872			275,000	15,871	**360,743**	(2,787)	128,115	194,818	2029
2030	354,030	794	3,114	**357,939**	62,566	3.75%	7,306	69,872			275,000	15,871	**360,743**	(2,804)	125,312	132,252	2030
2031	354,030	777	3,114	**357,921**	64,912	3.75%	4,959	69,871			275,000	15,871	**360,742**	(2,820)	122,491	67,340	2031
2032	354,030	759	3,114	**357,904**	67,340	3.75%	2,532	69,872			275,000	15,871	**360,743**	(2,839)	119,652	0	2032
Totals	**2,448,393**	**4,943**	**21,798**	**2,475,134**	**525,405**	**0**	**103,441**	**489,103**	**0**	**0**	**1,850,000**	**111,095**	**2,450,198**				Totals

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
007	**6**	**TIF 7 Kuehn Devlpmnt**	**02/21/2012**	**02/21/2032**	**N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$375,594**

Section 3 – Revenue		Amount
Tax increment		$350,930
Investment income		$10,022
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	INTERGOVERNMENTAL	$3,114
Total Revenue (deposits)		**$364,066**

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

Section 4 – Expenditures	Amount
Capital expenditures	$104,000
Administration	
Professional services	$16,318
Interest and fiscal charges	$17,823
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$52,048
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Kuehn Development LLC	$454,754
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$644,943**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$94,717**
Future costs	**$301,950**
Future revenue	**$301,950**
Surplus or deficit	**$94,717**

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	**007**
Submission date	**06-01-2026 09:25 AM**
Confirmation	**TIDAR20250781O1780323948502**
Submission type	**ORIGINAL**