

**TOWN OF FREEDOM
OUTAGAMIE COUNTY, WISCONSIN**

RESOLUTION NO. 2024-07

**RESOLUTION APPROVING TERRITORY ADDITION AMENDMENT NO. 1
FOR TAX INCREMENTAL DISTRICT NO. 3,
TOWN OF FREEDOM, WISCONSIN**

WHEREAS, pursuant to the direction of the Town Board and with its advice and consent, the Plan Commission of the Town of Freedom has taken all steps by Wis. Stats. §66.1105 to amend the territories for Tax Incremental Financing District No. 3 (the “District”) as provided in Resolution No. 2024-07, attached hereto, and incorporated herein as Exhibit A and recommends adoption of proposed Territory Amendment No. 1, map, and project plan for the district; and

WHEREAS, in accordance with all the recitations and findings in Resolution No. 2024-07 of the Plan Commission, and the Town Board being aware of all proceedings in regard to the territory modification of the district, including the public hearing held before the Plan Commission on September 11, 2024, the Town Board wishes to adopt this Resolution.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The territories of Tax Incremental Financing District Number 3, Town of Freedom are hereby modified as specified in Territory Amendment No. 1 for the District, attached, and incorporated herein as Exhibit B. The district contains only whole units of property as are assessed for general property tax purposes.
2. The Town Board pursuant to Wis. Stats. §66.1105(4) (gm), hereby adopts and approves Territory Amendment No. 1 and the Project Plan for Tax Incremental Financing District No. 3 effective September 25, 2024, a copy of which is attached and is incorporated herein as if fully set forth.
3. The district was created on September 27, 2023. The Town Board hereby amends tax increment district number 3 with an effective base value date of January 1, 2024.
4. The Town Board finds and declares that:
 - a. Not less than fifty percent (50%) by area, of the real property within the district is suitable for mixed-use development within the meaning of Wis. Stats. §66.1105(2) (cm).
 - b. Based upon such findings and the identification and classification of the property, the district is a mixed-use district and remains the same.
 - c. The Project Plan costs directly relate to promoting mixed-use development in the district consistent with the purpose for which Tax Incremental District No. 3 was created.

- d. The territory amendment is an inclusion of parcels and can confirm the equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the Town does not exceed 12% of the total equalized value of taxable property within the Town.
- e. The improvement of such area is likely to significantly enhance all the other real property's value.
- f. The Project Plan is feasible and in conformity with the Master Plan of the Town of Freedom.
- g. It is estimated that less than 35% of the territory within the district will be devoted to retail business at the end of the district's expenditure period.
- h. Less than 35% of the district's land is proposed for newly platted residential development and density is at least 3 units per acre.
- i. The private development activities projected in the Project Plan would not occur without tax incremental financing.

BE IT FURTHER RESOLVED THAT:

The Town Administrator is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Town Administrator is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering approval of this Resolution amending the District Territories of Tax Incremental Financing District No. 3.

BE IT FURTHER RESOLVED THAT:

Upon approval of the Territory Amendment No. 1 for Tax Incremental Financing District No. 3, and pursuant to Wis. Stats. §66.1105(5)(a), the Town Clerk is authorized and directed to submit as necessary all applications and other materials required or determined necessary by the Wisconsin Department of Revenue for re-determination and certification of the district.

BE IT FURTHER RESOLVED THAT:

All Town officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted and approved this 25th day of September 2024.

Justin Schumacher

Justin Schumacher, Town Chairman

Attest:

Dana McHugh 9-25-24

Dana McHugh, Town Clerk-Treasurer