

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
REGARDING THE PROPOSED PROJECT PLAN TERRITORY ADDITION AMENDMENT  
FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 3  
IN THE TOWN OF FREEDOM, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Town of Freedom will hold an organizational Joint Review Board (JRB) meeting on September 9, 2024, at 2:00 p.m. at the Freedom Town Hall, located at W2004 County Highway S, Freedom, Wisconsin 54131. The purpose of this meeting is to organize a joint review board for purposes of reconfirming a chairperson, public member, and reviewing the proposed project plan territory addition amendment #1 for TID 3. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Planning Commission, of the Town of Freedom, will hold a public hearing on September 11, 2024, at 5:30 p.m., at the Freedom Town Hall, located at W2004 County Highway S, Freedom, Wisconsin 54131, regarding the proposed project plan territory addition amendment #1 for Tax Increment District No. 3 in the Town.

Town of Freedom TID 3 is generally located in the area abutting against State Highway 55 below Freedom VFW Park and south of Industrial Drive.

The proposed amendment involves the addition of 144 parcels. These parcels are planned to be added in the efforts to facilitate redevelopment for commercial and residential uses that but for TIF, would not happen in the district. The town has been approached by a developer looking to construct approximately 94 lots within the town but not currently within the tax increment district. The town has also been approached by another developer interested in developing another residential development not within the district but near the current boundary. The amendment would add these proposed developments into the district.

The Town anticipates additional public improvements projects cost expenditures related towards the amendment of approximately \$17,436,809 during the TID's expenditure period.

Proposed public project improvements may include but are not limited to site grading, sanitary sewer system improvements, storm water management system improvements, business/façade/alleyway grants, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks, parks/recreational trail improvements, professional and organizational services, administrative costs, and finance costs.

As part of the territory amendment project plan, cash grants may be made by the Town of Freedom to owners, lessees, or developers of property within TID 3.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed territory project plan addition amendment. A copy of the TID 3 project plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the Town of Freedom Administrator, located at W2004 County Highway S, Freedom, Wisconsin 54131; phone (920)-788-4548.

Dated this 23<sup>rd</sup> day of August 2024

Justin Carlson  
Town of Freedom, Town Administrator

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