
AMANDA NEDWESKI

STATE REPRESENTATIVE • 61ST ASSEMBLY DISTRICT

March 30, 2023

Assembly Committee on Ways and Means
Testimony on Assembly 94

Good morning Chairman Macco and Committee members,

Thank you for holding a public hearing on Assembly Bill 94. AB 94 eliminates statutory exceptions put in place when the Village of Pleasant Prairie established their Tax Incremental District (TID) Number 2.

In 1999, Tax Incremental District No. 2 (TID 2) was created in Pleasant Prairie along I-94, just north of the Wisconsin – Illinois border. This is a prime location on a major regional interstate highway between Chicago and Milwaukee.

Due to Wisconsin's business friendly environment, companies have been moving into this area from other states at a fast pace, and many of those businesses have expanded numerous times, such as Uline. Lakeview Corporate Park was the original development, and Pleasant Prairie invested in infrastructure to support additional business parks known as Prairiewood Park and Prairie Highlands Corporate Park in the expansion of these TID boundaries. Residents of TID 2 include Aurora Health Care, Volkswagen, Yamaha Motors, Haribo, and two Kwik Trip stores, among many others.

Throughout the term of TID 2, over 10 million square feet of buildings were built for businesses that brought 4,750 jobs to the area. Economic development in the Village of Pleasant Prairie continues to outpace surrounding areas. The evolution of TID 2 presents solid evidence for considering future exceptions for Tax Incremental Districts in the neighboring geographic area.

AB 94 simply eliminates the obsolete statutory language related to this TID district, which was closed over a year ago, after reaching its maximum lifespan of 23 years. AB 94 has no state fiscal effect and does not create any cost for local governments. The bill simply removes all references to the Pleasant Prairie TID Number 2 in state statute. It is a remedial piece of legislation.

Thank you for your support on this bill. I am happy to answer any questions.

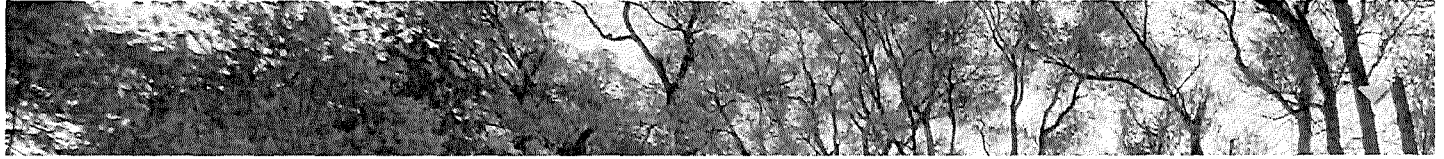
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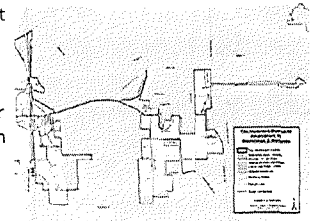
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TID 2 Closing

Pleasant Prairie Embraces Closing of Tax Incremental District No. 2

Posted on 02/19/2022

The Village of Pleasant Prairie celebrates the closing of Tax Incremental District No. 2 (TID 2 or the District) for bringing nearly \$1 billion of value to the Village tax base. The District has reached its maximum lifespan of 23 years. On February 14, the Village Board unanimously approved Termination Resolution No. 22-05, authorizing the closure of TID 2. The District was created in 1999 for land associated with development and redevelopment. The project's long-term goal was to pay for expanded infrastructure in LakeView Corporate Park and diversify the Village tax base through industrial expansion and quality economic development.



"TID 2 is an excellent example of how commitment to vision, investment, and planning can be beneficial to the Village's future," explained Nathan Thiel, Village Administrator. "TID 2 has brought new infrastructure, numerous jobs, and an improved tax base to the community."

The property value of the land before TID 2 was approximately \$7 million. The Village invested nearly \$218 million in TID 2 to provide the public infrastructure needed to develop Lakeview Corporate Parks (east and west), Prairiewood Park, and Prairie Highlands Corporate Park. The improvements within the District created new property values of nearly \$1 billion, which produced new tax increment to finance public infrastructure improvements such as new roadways, storm sewers, sanitary sewers, municipal water, site grading, and fiber optic lines. TID 2 has collected sufficient funds to cover the final debt payment and administrative costs of nearly \$13.5 million.

The original boundaries of TID 2 initially included property generally located west of Green Bay Road, east of the Canadian Pacific Railroad, and to the north and south of 104th Street. Throughout its lifespan, the District underwent six amendments, which helped expand TID 2 east toward 39th Avenue and west of Interstate 94.

The investment in TID 2 positively impacts Pleasant Prairie and the greater area. Numerous businesses were created in the community, bringing over 10 million square feet of buildings and generating over 4,750 jobs in the manufacturing, warehouse, distribution, retail, service, office, restaurant, lodging, and health services sectors. Overall, the District has helped keep residential property taxes at reasonable levels and increased the Village's tax base, which will provide a reliable revenue stream for many years to come.

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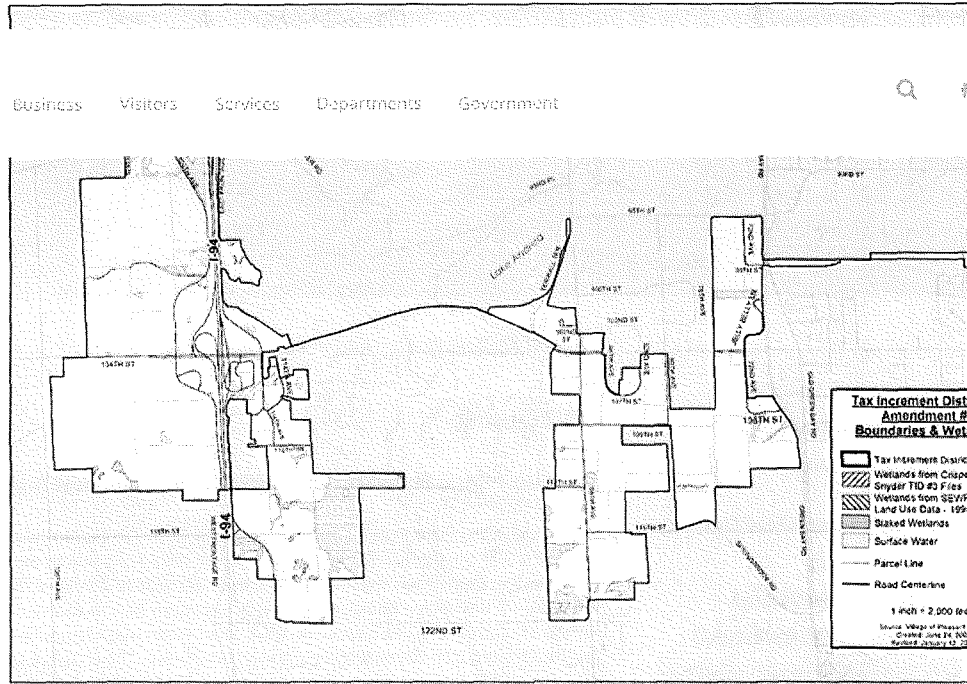
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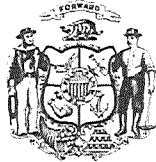
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Van H. Wanggaard

Wisconsin State Senator

March 30, 2023

Testimony on Assembly Bill 94

Thank you Chairman Macco and members of the committee for hearing this bill today. Representative Nedweski and I have brought Assembly Bill 94 forward on behalf of Kenosha County, and the Village of Pleasant Prairie, to remove obsolete language from statute.

In 1999, Tax Incremental District No. 2 (TID 2) was created in Pleasant Prairie along I-94. Since that time, businesses have been flooding into southeast Wisconsin from nearby states, and businesses already in Wisconsin have been expanding rapidly. With the increased interest in our area, the boundaries of the TID were expanded through state statute to include nearby business parks. TID 2 residents include Aurora Health Care, Haribo, Ocean Spray, SC Johnson, and Uline – just to name a few.

Last year, after 23 years, the creation of over 10 million square feet of buildings, and 4,750 jobs, the Village of Pleasant Prairie terminated TID 2. That is why I am here today bringing this legislation forward. This bill simply removes all references to the Pleasant Prairie TID Number 2 in state statute.

This bill is remedial, and eliminates obsolete statutory language. I encourage you to support its passage.

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