

TID 100 – Zillman Park
Periodic Report
12/31/25

District Created: 2019

Authorized expenditure (excluding interest): \$1,080,000

Authorizing resolution(s): #190787, #221926, #231938

Projected TID cost recovery: 2026 (levy year)

Maximum legal life: 2046

Base property value: \$2,068,000

Completion Status: Ongoing

Project description:

This Tax Incremental District was created to provide \$500,000 to make public improvements to Zillman Park, a city-owned park at 2138 South Kinnikinic Avenue. The park was originally built in 1965, updated in 1990, and according to the City's Comprehensive Outdoor Recreation Plan was due for improvements in 2005. Since 2015, several hundred apartment units have been built within a two-block radius of Zillman Park, without improvements being made to the park itself. A project directly adjacent to the Park will add 140 residential apartment units in 2020, in addition to 16,000 square feet of ground floor retail space, including a food hall. This TID will provide the necessary funding to allow the Department of Public Works to construct a playground at Zillman Park, as well as install public amenities to improve the park and better serve the adjacent commercial space.

Conceptual designs for the park were presented to the public for feedback in 2021. Progress has been slow due to the pandemic and MKE Plays staffing issues, but the public design process continued and plans were finalized in 2023. A strong desire for more programable space, which meant more impervious surface and thus a need for stormwater management, led to an overall budget increased to \$930,000. The Common Council approved a funding increase on May 9, 2023 (FN 221926) in the amount of \$480,000 to account for the increase as well as \$50,000 for TID administration. Construction began in the fall of 2023 and was completed in late Spring of 2024.

Amendment No. 1 was approved by the Common Council in 2024 and proposed to provide \$1,400,000 in funding to install a protected bike lane along Kinnickinic Avenue from Maple Street to Becher Street and along Bay Street from Becher Street to Lincoln Avenue to build connections between the City's KK River Trail and the Oak Leaf Trail. \$100,000 was included in this amendment to cover the administration costs associated with the District. Design of the bikeway improvements was underway in 2025, but the improvements are not to be constructed until 2026/2027.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 31,444,900	35%
2024	\$ 23,232,000	-17%
2023	\$ 28,148,100	32%
2022	\$ 21,336,500	-5%
2021	\$ 22,502,600	145%
2020	\$ 9,182,000	

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Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	150,000			678	(678)
Public Infrastructure	930,000	930,000	8,000	886,944	35,056
Bay KK Bike Lane	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,480,000	\$ 930,000	\$ 8,000	\$ 887,622	\$ 34,378

Financing Costs – Interest Paid through 12/31/2025: \$21,981

Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	\$ 30,823,444	\$ 33,512,900
Incremental value	\$ 28,755,444	\$ 31,444,900
Incremental taxes	\$ 3,131,862	\$ 3,138,435
State aid	*	\$ 839

* Not projected.

Miscellaneous revenues through 12/31/2025: \$839

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.