

City of Glendale

WINTER 2024-2025 NEWSLETTER

5909 N Milwaukee River Pkwy • Glendale, WI 53209
(414) 228-1700 • www.glendalewi.gov

Pre-Sales for the Glendale 75th Anniversary Book

\$60 per book

Information on pre-purchasing the anniversary book will be posted on the City's website in the near future.

**For any questions please contact the
Glendale City Hall at 414-228-1700.**




VISIT WWW.GLENDALEWI.GOV TO SIGN UP FOR NOTIFICATIONS OF:

Agendas and Minutes for all Meetings • Emergency Alerts • News and Announcements

 **YouTube CHANNEL**

The Common Council and Plan Commission Meetings are now available on the City of Glendale's YouTube Channel. Each video is posted within two business days of the meeting.

Be sure to  to the City's Channel today!

PROPERTY TAX COLLECTION PROCEDURE



Property tax bills will be mailed in early December. The bill you will receive will have bar coded payment stubs to assist in processing. You should retain this copy of the tax bill for your records, and return only the bar coded payment stub(s) with your payment(s).

Full payments are due January 31, 2025. Optional installment payments are due January 31, March 31, and May 31, 2025 respectively. Special assessments and special charges are not eligible for the installment plan and are due January 31, 2025 along with the first installment. We recommend that you mark your calendar so that you are not late for any installment payment. No reminder notices will be sent.

There is a payment dropbox located in the middle of the Police Department Parking Lot. Please note that for mailed payments, the postmark governs the date of payment, not the date on your check.

We do not automatically mail receipts. You may enclose a self-addressed stamped envelope for a mailed receipt, or you can obtain tax details (a form of receipt) and duplicate tax bills online at <http://www.glendalewi.gov>. Payments will appear on the City website the day after they are posted.

All payments made on or before the due date, as well as any delinquent real estate tax payments made through July 31, 2025, should be made payable to "Treasurer, City of Glendale." Delinquent real estate tax payments after July 31, 2025, are to be sent to the Milwaukee County Treasurer. If you have an escrow account it is your responsibility to contact your lending institution (if necessary) to make arrangements for the payment of taxes, or to provide them with a copy of the tax bill. If you are paying with an escrow check, remember that ALL individuals listed as co-payees must endorse the check. If your check exceeds the total amount of tax due, a refund check will be mailed to you in approximately 10 business days.

The tax levy is established by the State of Wisconsin, Milwaukee County, City of Glendale, Glendale/River Hills or Maple Dale/Indian Hills School Districts, Nicolet High School District, Milwaukee County Technical College, and the Milwaukee Metropolitan Sewerage District to cover their own expenses. Your City tax is the only amount controlled by the City of Glendale. Questions should be directed to each of the taxing jurisdictions regarding their own taxes.

All delinquent water bills and outstanding invoices before 9/1 and we didn't receive payment on or before 11/15 will be rolled over onto the tax bill with the penalties.

Glendale/River Hills School	(414) 351-7170
Maple Dale/Indian Hill School	(414) 351-7380
Milwaukee County	(414) 278-4222
Milw. Metro Sewerage District	(414) 272-5100
Milw. Area Technical College	(414) 297-6282
Nicolet High School District	(414) 351-1700
City of Glendale	(414) 228-1700



Scan the QR code to pay your taxes

Reminder

Each citizen should use Glendale, Wisconsin, as their mailing address. This is important when filing income tax returns, vehicle registration forms, and applications for property fire insurance because the City receives a portion of the amount you pay as "shared taxes." By using GLENDALE, WISCONSIN you will also avoid paying a \$20 per vehicle wheel tax to the City of Milwaukee.

The City of Glendale receives this shared tax payment, a significant share of your City Government is paid by "shared taxes."

When filing your State Income Tax return the Wisconsin School District Codes are as follows:

Glendale/River Hills (2184) • Maple Dale/Indian Hills (1897)

Payment Methods

1. Payments will be accepted at City Hall Monday - Friday from 8:00am-4:30pm with the following holiday closures:
 - December 24 & 25
 - December 31 & January 1
2. Via the drop box in the parking lot of the Police Department
3. By mail to 5909 N Milwaukee River Parkway, Glendale WI 53209
4. Online payment options are available at <https://pp-milwaukee-co-wi-fb.app.landnav.com/>. Please visit <http://www.glendalewi.gov> for instructions on how to navigate the website.



GETTING READY FOR WINTER

Tips from the North Shore Fire/Rescue

Whether we want to admit it or not, winter will be upon us soon. The thoughts of the holiday season and a start of a new year are surely on the minds of many. While we prepare to hunker down through the coldest months of the year, we can take some time to ensure we are best prepared to be safe in and around our homes. The National Fire Protection Agency (NFPA) has some tips to ensure we are "Fire Smart" this season:

1. When thinking about electricity in our homes it is important to ensure that we plug only one heat-producing appliance into a wall outlet at time. This appliance should ALWAYS be plugged directly into the wall. Using extension cords or power strips can increase the risk of overheating/shorting significantly. Be sure to also check the immediate area of the appliance for any items that may catch fire. It is best to keep at least a three-foot perimeter on all sides of the appliance.
2. Ensure your furnace is serviced annually by a licensed technician. This not only maximizes the efficiency of the appliance, but it also allows any preventative maintenance to be completed, preventing any potential electrical or fire problems.
3. More than half of all home electrical fires involve home wiring or lighting equipment. Have an electrician install additional wall outlets where you need them instead of using extension cords or power strips. Also ensure that light bulbs being used in fixtures match the recommended wattage of the fixture itself.
4. Think about using battery operated flameless candles this holiday season. More than one-third of home decoration fires are started by candles.

North Shore Fire/Rescue is proud to offer a Home Safety Assessment program. Our Community Risk Reduction Specialist visits your home to offer recommendations on improving the overall safety within your residence, including an assessment of your smoke and carbon monoxide alarm coverage. If needed, she will even install replacement alarms for free. To learn more about this program or the other programs and services offered by North Shore Fire/Rescue, please visit our website, www.nsfire.org.



SNOW REMOVAL PROCEDURES



Based upon the expected snowfall this season, we wish to remind you of the City's long-standing snow removal and salting policy.

The main thoroughfares have primary ice and snow control. All main routes are at a minimum, anti-iced (brine) and/or salted as necessary during every measurable snow event regardless of the accumulation. If possible, all major thoroughfares will be plowed and salted by morning. Residential side streets will not be completed until major streets are completed. The City does not provide "bare pavement" at all times and at all locations during winter season. Bare, dry pavement should not be expected after each snowfall or ice storm.

As much as many people would like, it is impossible for the City to schedule snow removal times to coincide with their respective snow shoveling or snow removal from their driveways. Plowing streets inevitably will put snow on property owner's driveway approaches. **Per Ordinance Section 6.1.3(d)(4) the city does not assume responsibility for the removal or clearance of snow, ice or sleet or the opening of any windrows at private driveways within the dedicated portion of the city street.** Property owners are responsible for clearing all snow accumulated at the end of the driveway.

If possible, all major thoroughfares will be plowed and salted by morning. Residential side streets will not be completed until the major streets are completed.

Reminder: **The City does not plow or maintain County or State highways located within Glendale.** Those streets include North Green Bay Avenue north of West Good Hope Road, West Good Hope Road from North Port Washington Road west to the City limits, West Mill Road, North Milwaukee River Parkway and North Port Washington Road from West Daphne Road north to the City Limits.

The City's 12-person Public Works Department will do all that is humanly possible to clear all City streets in a timely fashion. All snow plowing is done by Public Works employees.

Property owners who have sidewalks will receive a reminder notice of their responsibility to remove snow and ice from their sidewalks if not shoveled within 24 hours.

Please have the appropriate amount of patience and understanding with the Public Works Department in this type of climate.

Snow, Ice & Sidewalks Shoveling For Safety

All property owners are reminded that Glendale City Ordinance requires all public sidewalks and curb ramps to be kept clear of snow and ice within 24 hours from the time snow ceases to accumulate.

After each inclement weather event, the City will inspect all sidewalks and curb ramps to ensure they are safely passable. If a sidewalk or curb ramp is not safely passable, a notice may be posted or otherwise placed at the property indicating the need to comply with the snow and ice removal requirement within a specified time.

Upon re-inspection, any sidewalk or curb ramp not properly cleared will be cleared by the City with all costs and expenses, including administrative fees and/or ice and salt/sand costs, charged to the property owner or manager as a special assessment. Residents are also asked to help keep area fire hydrants cleared of snow to allow easy access in case of a fire.

Stripes on roads before a storm are anti-icing. Anti-icing is the term used when the liquid brine is placed on the roadway surface prior to a winter precipitation event. When the water evaporates, it leaves behind a white residue.



A roadway that has anti-icing applied to it usually has white streaks on it. This white residue is a light coating of salt. The residue helps jumpstart the melting process, inhibits ice formation, and reduces the total amount of salt needed. Lines show that your DPW maintenance crew is concerned about safety and is saving money, time, and protecting our environment.

WINTER PARKING REGULATIONS



No person shall park any vehicle between 2:00am and 6:00am on any street or alley in the City of Glendale, except by annual permit.

Such permits shall allow parking from April 1 through November 30 of each calendar year, or any part thereof.

No permit issued for overnight parking shall be deemed to supersede any other local, state, or federal parking regulation, or to permit parking as otherwise prohibited by Glendale Code.

Permits shall be valid only for streets within a residential zoning district.

Permits shall be granted only to vehicles registered, leased, or assigned to the occupant of a residence within the City of Glendale.

Permits shall be issued only for vehicles displaying valid automobile license plates, or for motor trucks not larger than 21 feet in length, 7 feet in width, and 7 feet in height, which are not used for commercial purposes.

To obtain a parking permit please visit our web page for more information at <http://www.glendalewi.gov/682/Overnight-Parking-Permit>





Glendale Veteran's Memorial Name Submission

All military veterans of the City of Glendale are invited to submit their names for the Veteran's Memorial located at the Richard E. Maslowski Community Park, 2200 W Bender Road.

Engraving of names will take place once a year. Names will be added prior to Memorial Day every year, weather permitting. The deadline to have your name added is April 1st, 2025. For more information, please contact the Glendale City Hall at (414) 228-1710. Space is limited.



Winter Mailbox Maintenance

Please check your mailbox posts to ensure they are solid and sturdy in the ground prior to winter. Once winter is upon us and the ground is frozen, it is almost impossible to make the needed repairs to sturdy your mailbox. This will ensure that when heavy snow is plowed off the road, your mailbox will not be pushed over.



Dog & Cat License

All dogs and cats over five months old are required to be licensed. A total of no more than three dogs or three cats or combination thereof are allowed per residence.

Applications to renew dog and cat licenses are mailed by the Milwaukee Area Domestic Animal Control Commission (MADACC) in January.

Licenses can be obtained from MADACC's website for a small online servicing fee, or at Glendale City Hall during regular business hours. Fees for Dog and Cat Licenses are as follows:

Dog Licenses

Male or Female: \$24
Spayed/Neutered: \$12

Cat Licenses

Male or Female: \$24
Spayed/Neutered: \$12

Additional Late Fee Effective April 1:

Male or Female: \$12
Spayed/Neutered: \$16



Connect With Us!



LinkedIn



Instagram



Website



Facebook

Our mission is to make Milwaukee's North Shore the best place to do business and prosper. We are a chamber organization **designed by area businesses...for local businesses in the North Shore and beyond.** We promote economic growth and prosperity of our business community through advocacy, collaboration, education, and networking.

Come Network with us!

INFO@DISCOVERTHENORTHSHOREMKE.COM
CALL: 414-228-1720 TEXT:(262) 416-1133

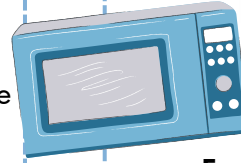


Home HazMat COLLECTION

Bring your hazardous waste, such as pesticides, solvents, automotive fluids, and other potentially harmful chemicals to permanent collection facilities listed below. A list of acceptable items and additional mobile collection sites are available at www.mmsd.com.

Permanent Collection Facilities:

- W124 N9451 Boundary Road (124th St.), Menomonee Falls
- 3879 W. Lincoln Avenue, Milwaukee



REFRIGERANT DEPOT LLC

5311 South 9th Street
Milwaukee, WI 53221
(414) 627-1152

Email: info@appliancecycling.net

Website: www.appliancecycling.net

Hours: Monday - Friday 8:00 p.m. - 4:00 p.m.

City residents may drop off large or small appliances by contacting Refrigerant Depot, Inc.



PAY YOUR WATER BILL ONLINE

- Please visit: <http://www.glendalewi.gov>
- Click the 'Online Payments' button.
- Click on the **InvoiceCloud** link under 'Water Bill'.
- Select the 'Utility' button.
- Type in your 10-digit account number including the dashes.
- Click the button to 'Search Invoices'.
- Select the invoice(s) you would like to pay.
- Click the 'Add Selected Invoices' button.
- Click the 'Proceed to Payment' option.
- Follow the prompts and enter in your card information.



The Glendale Utility Bills will be issued on a quarterly basis in **March, June, September, and December**.

To maintain timely utility payments please take a moment to log on to your Invoice Cloud account and update your payment schedule to correspond to the upcoming due dates.

The next quarterly bill will be issued on:

December 30, 2024

The next quarterly bill will be due on:

January 30, 2025



PAY A UTILITY BILL, INVOICE, PERMIT, OR INSURANCE PAYMENT FROM THE CONVENIENCE OF YOUR HOME USING **InvoiceCloud**

SeeClickFix

A proactive approach to property maintenance by all residents will help to avoid complaints. If you feel a neighbor's property may need maintenance, you are able to file a complaint by visiting the Glendale Website ('How Do I' tab and click on 'Submit a Service Request').

The complaint will be reviewed by the Department of Public Works and the property will be analyzed for further action.



Accepted Requests:

- Property Maintenance
- Sewer Backups
- Tree Maintenance
- Street/Sidewalk Maintenance
- Power Outages
- Utility Issues
- Trash/Recycling Issues
- Animal Concerns
- Etc.

Scan QR to Submit a Request



*Book!
Now!*



Park Rentals

We have three locations you can rent for your next event.

- Community Room (open year around)
- Amphitheater (open May 1st - October 31st)
- Outdoor Oasis Patio (open May 1st - October 31st)



For more information on the available rentals, please visit our city website at: www.glendalewi.gov/622/park-rentals.

Cardboard Recycling

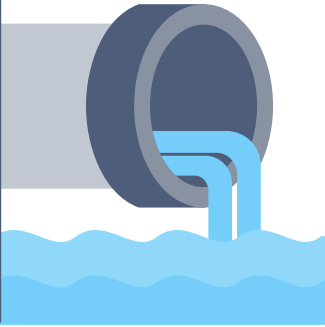
City of Glendale residents may dispose of cardboard by placing it in the compactor dumpster just inside the south gate of the Public Works (PW) yard located on 5930 N Glen Park Rd. Flatten the cardboard before placing it in the dumpster. **Please do not include styrofoam or plastic.** The gates to



DPW yard are open from 7:00am-3:00pm Monday through Thursday, and Friday from 7:00am-10:00am. For curbside pick up of cardboard, all cardboard must be cut to fit inside the recycling cart.

Sanitary Sewer Backup

For weekday basement sanitary sewer backups please call City Hall at (414) 228-1710 between 8:00am-4:30pm. If you experience a backup after hours or on weekends, please call the Glendale Police Department non-emergency line at (414) 228-1753.



Electronic Recycling

Residents can bring electronic devices to the Department of Public Works to recycle. Drop off hours are from 7:00am-3:00pm Monday through Friday. **Please note there is a \$40 charge for TVs and monitors which must be paid for first at City Hall.** For more information, please refer to the following websites:

<http://www.glendalewi.gov>
<http://dnr.wi.gov/ecyclewisconsin>





Christmas Tree Collection

Place bare trees on the curb no later than **January 13, 2025** for collection. Bags, tree covers, lights, and ornaments must be removed from trees before placing them on the curb. **Please keep the trees clear of snowbanks.**

All wreaths can be placed in your garbage bin for disposal.

Collection of Refuse

Per City of Glendale Ordinance 8-3-6, all garbage carts shall be placed at the curb-side collection point only after 4:00pm on the evening prior to the regular collection time, and then all refuse carts must be removed from the curbside collection point within twenty-four (24) hours after the regular collection time.

Need a new garbage or recycling can lid or bin?

Please contact John's Disposal Service directly at **262-473-4700**.

DISPOSAL OF LARGE, BULKY OR NON-HOUSEHOLD WASTE

Starting January 1, 2025, disposal of large furniture, mattresses, etc. is done by special collection once per month, per residence. You may schedule 1 bulk item to be collected per month with a total of 12 bulk items per calendar year. Residents must call John's Disposal at **262-473-4700** to schedule a pickup.

Items may be placed at the curb on the night PRIOR to your scheduled collection date ONLY. Items must be neatly piled or placed in containers to facilitate collection. All collections are done by hand so your consideration for workers is appreciated.

MISSED COLLECTIONS OF REFUSE, RECYCLABLES OR YARD WASTE



Starting January 1, 2025, if you suspect your garbage, recycling or yard waste collection has been missed, residents must contact **John's Disposal Service directly at 262-473-4700**. This allows residents to explain, in detail with the service provider, what items are placed for collection and any possible reasons for non-collection.

Burning of Leaves, Yard Waste, Etc. Prohibited!

Glendale Ordinance 5.2.7(g) prohibits the burning of leaves, brush, wood, yard waste and other vegetative debris.

Open fires can be a significant source of pollution. According to the Wall Street Journal a single pit can, in one evening, 'emit as much fine-particulate pollution as "one heavy-duty diesel truck driving 564 miles."' Bring your leaves to the edge of the street for collection or mulch leaves.

Holiday Trash Collection Schedule

Holiday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Christmas December 25, 2024	Monday's Route	Tuesday's Route	No Service	Wednesday's Route	Thursday's Route	Friday's Route
New Years Day January 1, 2024	Monday's Route	Tuesday's Route	No Service	Wednesday's Route	Thursday's Route	Friday's Route



Residents should place garbage carts at a safe distance up the driveway during snow season so the carts are not hit by snowplows or snow load from the plows during plowing operations. Any garbage carts that are placed in the road may be hit and it will be the responsibility of the homeowner to replace if damaged.

2025 City of Glendale REFUSE & RECYCLE COLLECTION CALENDAR

Refuse is collected every week. To determine your collection day, please refer to the **Refuse Collection Map**.

Recycling collection will take place every other week throughout the City.

Refuse & Recycling collection will be 1-day delayed due to the Holidays which are marked with an "X" listed below.

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			X	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	X	27	28	29	30	31

June 2025

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	X	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
	X	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	X	28	29
30						

December 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	X	26	27
28	29	30	31			

 **Holidays (no collection)**

New Years Day - Wednesday 1/1/2025
Wed - Fri collections delayed by one day.

Memorial Day - Monday 5/26/2025
All collections delayed by one day.


Independence Day - Friday - 7/4/2025
Friday collections delayed by one day.


Labor Day - Monday 9/1/2025
All collections delayed by one day.

Thanksgiving - Thursday 11/27/2025
Thur - Fri collections delayed by one day.

Christmas Day - Thursday 12/25/2025
Thur - Fri collections delayed by one day.

Bulk items collection is on-call. Please call our office at 262-473-4700 to schedule a bulk collection, once per month at no additional cost.

 Recycle for A week homes is picked up on the shaded weeks.

 Recycle for B week homes is picked up on the non-shaded weeks.

Yard waste is collected every other week, opposite of recycling week. Pick-up begins the first week of April to Mid November.

Call **Johns Disposal** at 262-473-4700
www.johnsdisposal.com
E-mail: office@johnsdisposal.com

Please place all materials out the night before or by 6 a.m. on your day of service.



A week

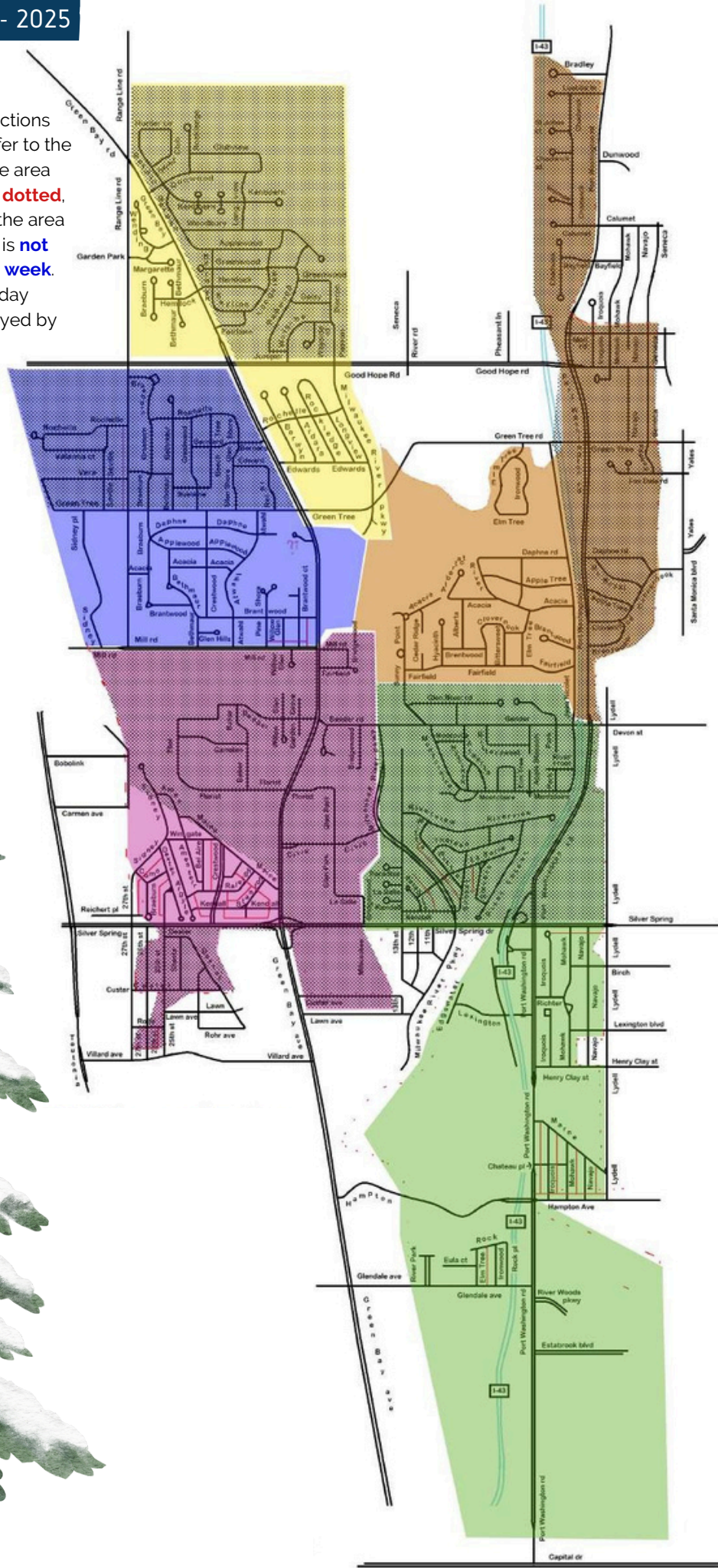
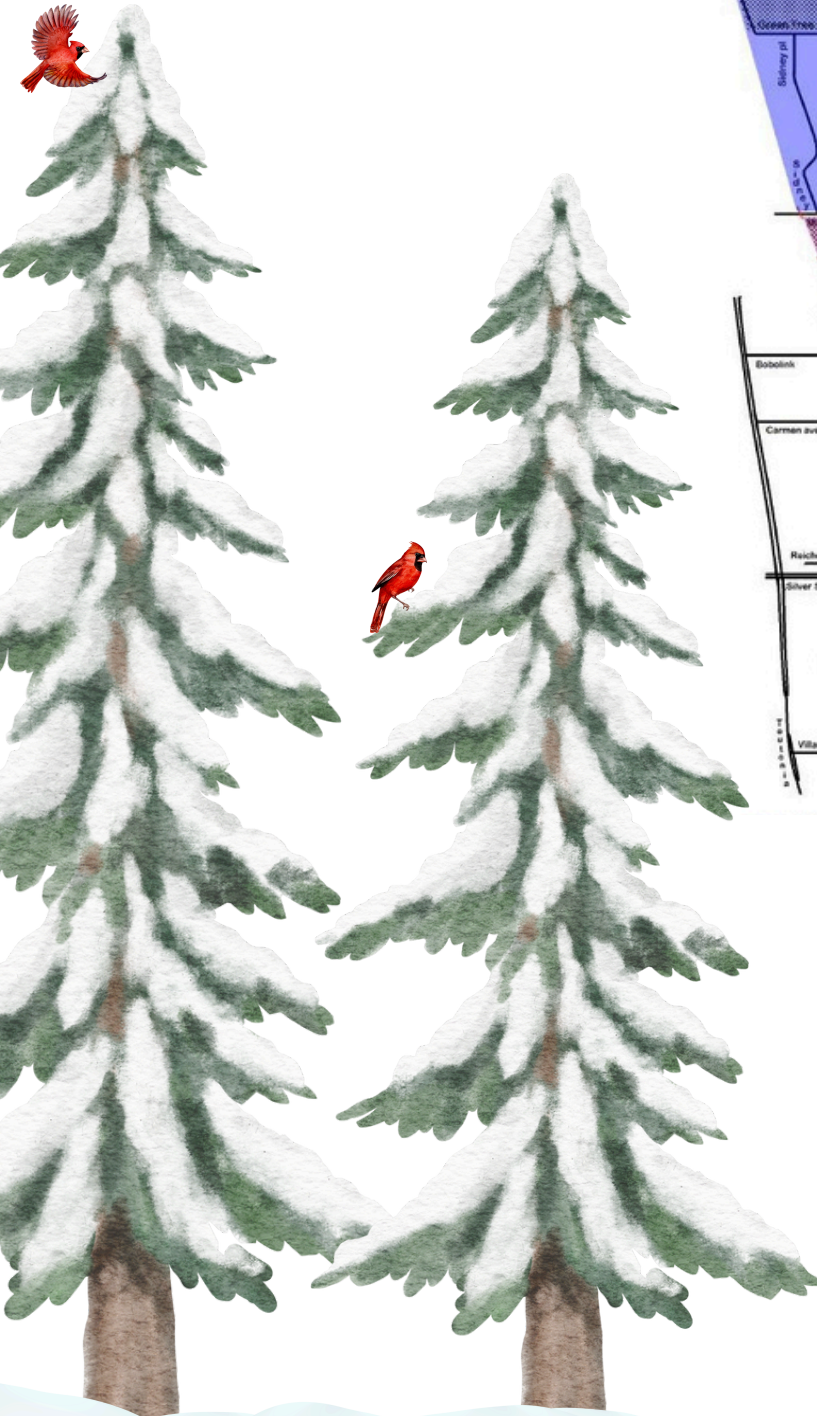
B week

- MONDAY
- TUESDAY
- WEDNESDAY
- THURSDAY
- FRIDAY

To determine your collections week ("A" or "B"), please refer to the map &/or calendar. If the area surrounding your home is **dotted**, then you are **"A" week**. If the area surrounding your home is **not dotted**, then you are **"B" week**.

If a Holiday falls on a day M-F, pick-up will be delayed by one day.

RECYCLE COLLECTION MAP



Public Works Yard Access

YARD – 5930 N GLEN PARK RD, GLENDALE, WI 53209

The Department of Public Works will now start offering **after-hours access** to our yard. For an **annual fee of \$20.00** a calendar year, you can drop off cardboard, brush and yard waste (when dumpster is available), motor oil, and scrap metal. You are also welcome to take wood chips and compost when available. For more information or if you are interested in applying, please scan the code below or visit the Glendale Website and click on the 'Forms & Applications' button to find the application under 'Public Works'.

We are closed the following holidays:

- New Year's Day (January 1)
- Martin Luther King Jr Day
- Memorial Day
- Independence Day (July 4)
- Labor Day
- Thanksgiving
- Day after Thanksgiving
- Christmas Eve (December 24)
- Christmas Day (December 25)
- New Year's Eve (December 31)

Scan the QR code to apply.



Please note access to the yard may be limited due to snow events as priority is given to clearing City thoroughways.

Cards purchased in 2024 will have an expiration date of December 31, 2025.

If you have any questions please contact the Department of Public Works at (414) 228-1710.



2025 ELECTIONS

Spring Primary Election February 18th, 2025

Spring Election April 1, 2025

THE CITY HAS 3 POLLING LOCATIONS

District 1 & 3 – The Bavarian Bierhaus; 700 W Lexington Blvd

District 2 & 6 – Glendale City Hall; 5909 N Milwaukee River Pkwy

District 4 & 5 – Good Hope Elementary School; 2315 W Good Hope Rd

Please note that your polling place may have changed.
To verify your polling location, please visit MyVote.WI.gov

HELP!

The City of Glendale Need Election Inspectors for the General Election and beyond!

Must live in Milwaukee County • U.S. Citizen

• No unpardoned felony convictions • Must be at least 16 years old

Please contact Glendale City Clerk, Megan Humitz, at M.Humitz@glendalewi.gov or (414) 228-1718 to sign up!



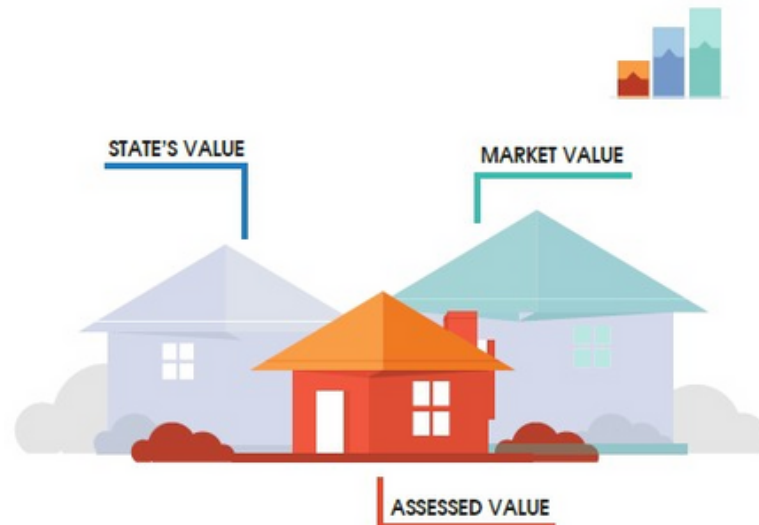
- Visit www.myvote.wi.gov
- Check your registration
- Find your polling place
- View a sample ballot
- Vote

Please visit <http://www.glendalewi.gov/234/Elections> for more information.



WHAT IS MY PROPERTY VALUE?

When it comes to determining the value of your property in Wisconsin, you'll often encounter various terms such as Assessed Value, State's Fair Market Value, and Market Value. These terms may seem similar, but they represent distinct aspects of property valuation.



Assessed Value

The value is assigned to your property by the assessor who is responsible for collecting property data and determining fair and equitable property values based on market conditions and changes that occur to your property. Adjustments to your property such as additions, a new deck or a shed can impact your assessment annually. Until a Citywide reassessment, your value will remain the same. Your assessment may increase or decrease if you make adjustments to your property between reassessments. Changes in assessed value are not made every year. Therefore your current assessment may be lower than the Market Value and the State's Fair Market Value until the next Interim Market Update is completed by the assessor. During an Interim Market Update the assessor will set new values for property based on its characteristics and market conditions.

State's Fair Market Value

The State's Fair Market Value is also known as the Equalized Value or the Ratio. It is the value assigned to your property, specifically the Wisconsin Department of Revenue, for the purpose of calculating property taxes. The State's Fair Market Value aims to equalize the tax burden among various municipalities in the state because market value changes from year to year. The Department of Revenue uses a formula to calculate the Fair Market Value which is based on all sales that happened in Glendale throughout an entire year's worth of sales and is not broken down by style, location, neighborhood, etc. This value is represented on your tax bill each year and doesn't necessarily represent the current value of your home.

Market Value

Market Value is the estimated price your property would fetch on the open market when sold by a willing buyer to a willing seller. It is the most dynamic of the three valuation methods and is influenced by factors such as location, current real estate trends, property condition, and other market conditions. Real estate professionals, like real estate agents and appraisers, often help determine Market Value by analyzing recent sales of similar properties in your area. Market Value fluctuates over time and can be subject to rapid changes due to market dynamics.

While these three valuation methods are interconnected, they serve distinct purposes:

Market Value represents what your property could sell for on the open market and is variable day-to-day.

State's Value is a value calculated by the state government to ensure uniformity in property taxation across the state and is adjusted annually to determine the Equalized Value for each municipality in the state.

Assessed Value is the value determined by the local assessor by using market data to set fair and equitable assessments for tax purposes.

Understanding these differences is crucial for property owners in Wisconsin, as it can have a direct impact on property taxes, property insurance, and potential sales transactions. If you are unsure about any of these values, consider consulting a local appraiser, real estate agent, or your local assessor to get a clear picture of your property's value.

If you would like more information, please contact Accurate Appraisal Assessor at 1-800-770-3927.

CITY OF GLENDALE PHONE DIRECTORY

POLICE • FIRE • AMBULANCE • PARAMEDICS **911**
POLICE AND FIRE (NON-EMERGENCY) **(414) 351-9900**
DEPARTMENT OF PUBLIC WORKS **(414) 228-1710**

Mayor
 Bryan Kennedy
 bryan.kennedy@glendalewi.gov
 (414) 228-1712

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 Jim Daugherty
 jim.daugherty@glendalewi.gov
 (414) 220-0695

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 Phillip Bailey
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Alder 6th District
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Alder 1st District
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Alder 5th District
 Steve Schmelzling
 steve.schmelzling@glendalewi.gov
 (414) 797-3827

Municipal Judge
 Christopher Lipscomb
 court@glendalewi.gov
 (414) 228-1752

CITY HALL • DEPARTMENTS • SCHOOLS

Accounts Payable (414) 228-1759
 Assessor (Accurate Appraisal) (800) 770-3927
 Building Inspections (414) 228-1708
 • Inspections Scheduling (SafeBuilt) (262) 420-7432
 City Administrator (414) 228-1714
 City Clerk (414) 228-1718
 City Treasurer (414) 228-1759
 Community Development and Planning (414) 228-1714
 • Flood Plain Management (414) 228-1770
 Department of Public Works (414) 228-1710
 • Forestry (414) 228-1710
 • Property Maintenance Inspections (414) 228-1749
 Garbage Collection (John's Disposal Service) (262) 473-4700
 Health Department and Clinics (414) 371-2980
 Municipal Court (414) 228-1752
 North Shore Fire Department (414) 357-0113
 North Shore Library (414) 351-3461
 Police Department Non-Emergency (414) 351-9900
 Recreation Department, Nicolet (414) 351-7566
 Schools
 • Glen Hills Middle School (414) 351-7160
 • Parkway Elementary (414) 351-7190
 • Maple-Dale (414) 351-7380
 • Nicolet High School (414) 351-1700
 Senior Citizen Center (414) 351-7160 Ext: 2138
 Water Utility Office (414) 228-1719



City Administrator Karl Warwick
 Deputy City Administrator Jessica Ballweg
 City Attorney Nathan Bayer
 City Clerk Megan Humitz
 Director of City Services Charlie Imig
 Fire Chief Robert Whitaker, III
 Police Chief Rhett Fugman





City of Glendale
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