



CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, WI 53209

This meeting is in person, but will broadcast over Zoom.

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Meeting ID: 975 9968 6909

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AGENDA-COMMON COUNCIL MEETING

Monday, January 12, 2026
6:00 PM

1. Roll Call and Pledge of Allegiance

2. Public Comment

Glendale residents, business owners, and property owners are invited to speak to the Council on items that are not on tonight's agenda but are within the City's ability to regulate or control.

3. Consent Agenda

- a. Review and Possible Action: *Resolution 2026-01* – Proclaiming May 9, 2026, as World Migratory Bird Day
- b. Approval: December 8, 2025, Common Council Meeting Minutes
- c. Approval: Accounts Payable

4. Unfinished Business

- a. Review: Glendale Zip Code Survey Results
- b. Review and Possible Action: *Resolution 2026-02* - Supporting Federal Legislation to Address Municipal Zip Code Misalignment and Urging United States Senators Ron Johnson and Tammy Baldwin to Cosponsor Said Legislation in the Senate, S.2961

5. New Business

The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting.

- a. Presentation: Glendale AI Website Tool (Glen)
- b. Review and Possible Action: *Agreement — Purchase* of 5866 North River Forest Drive in an amount not exceeding \$300,000
- c. Review and Possible Action: *Agreement — Purchase* of 5834 North River Forest Drive in an amount not exceeding \$310,000
- d. Review and Possible Action: *Agreement — Clark Dietz* for Design Engineering for the Daphne Road Storm Sewer Improvement Project, not to exceed \$20,500
- e. Review and Possible Action: *Agreement — Multi-Year Landscape Services* not to Exceed \$216,800 in the First Year with Villani Landshapers Lawn & Landscape Maintenance.
- f. Review and Possible Action: *Resolution 2026-03 — Adopting* the Official Annual Schedule and Hours for Trick-or-Treating Activities in the City of Glendale
- g. Review and Possible Action: *Ordinance 2026-01-01 - Amending* Title 8, Chapter 1, Section 9 – Human health hazard/public nuisance. (c)(17) and Title 15, Chapter 1, Section 55 – Grease interceptor

6. Commission, Committee, Board, and Staff Reports

This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member and for Staff and Administrator updates.

7. Closed Session

The Common Council will convene in Closed Session per Wis. Stat. § 19.85(1)(c) to review and discuss the performance evaluation of public employees over which the Council has jurisdiction or exercises responsibility (City Administrator).

8. Return to Open Session

9. Adjournment

The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to residents, Council meetings will also be made available live on Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the

meeting will continue as scheduled.

SUBJECT: Resolution 2026-01 - Proclaiming May 9, 2026, as World Migratory Bird Day

FROM: Charlie Imig, Director of Public Works

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

The attached World Migratory Bird Day Resolution is required for the City's continued participation in the Bird City Wisconsin Award program. The actual date for World Migratory Bird Day is May 9, 2026. The Friends of Kletzsch Park will coordinate Glendale's World Migratory Bird Day celebration on date to be determined.

RECOMMENDATION:

This is an annual Resolution required to be adopted in January. The City has participated in World Migratory Bird Day since 2015. Staff recommends the continued support of World Migratory Bird Day Resolution.

ACTION REQUESTED:

Motion to approve the 2026 World Migratory Bird Day Resolution as presented.

ATTACHMENTS:

1. 2026 World Migratory Bird Day Resolution

RESOLUTION NO: 2026-01

**A RESOLUTION PROCLAIMING
WORLD MIGRATORY BIRD DAY**

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations; and

WHEREAS, since 1993 World Migratory Bird Day (WMBD) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S.; and

WHEREAS, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun; and

WHEREAS, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants; and

WHEREAS, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Glendale, Wisconsin, do hereby proclaim May 9, 2026, as World Migratory Bird Day in the City of Glendale, and urge all citizens to celebrate this observance, to support efforts to protect and conserve migratory birds and their habitats in our community, and the world at large.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this 12th day of January, 2026.

Bryan Kennedy, Mayor

Countersigned:

Marcy Granger, City Clerk



CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, WI 53209
MINUTES- Common Council

Monday, December 8, 2025

6:00 PM

1. Roll Call and Pledge of Allegiance

Roll Call:

Present: Mayor Bryan Kennedy, Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling.

Other Officials Present: City Administrator Karl Warwick, City Attorney Nathan Bayer, Chief of Police Rhett Fugman and City Clerk Marcy Granger

Absent: Ald. Shaw

2. Public Comment

Glendale residents, business owners, and property owners are invited to speak to the Council on items that are not on tonight's agenda but are within the City's ability to regulate or control.

None.

3. Consent Agenda

Motion made by Ald. Daugherty and Seconded by Ald. Vukovic to approve the Consent Agenda.

Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None

Abstain: None, Absent: Ald. Shaw.

Motion passed.

- a. Approval: November Accounts Payable
- b. Approval: November 24th, 2025, Common Council Meeting Minutes
- c. Approval: *Change Order 4*: (Final Balancing) and *Pay Request 3* (Final) — MJ Construction, Inc. for \$205,628.57 for the 2024 PPII Project (Clovernook)
- d. Approval: *Change Order 2* (Final Balancing) and *Pay Application 2* - Stark Pavement Corporation for \$30,360.86 for the 2025 Road Resurfacing Project
- e. Approval: *Cancellation* — December 22nd Common Council Meeting

4. New Business

The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting.

- a. Review and Possible Action: *Referral to the Planning and Architectural Review Commission* - Zoning Text Amendment to make Community Living Arrangements a Conditional Use in the S-1 Zoning District and to make Zoning Map Amendment from M-1 to S-1 at 7007 North Range Line Road, Tax Key Number 1248006000.

Motion made by Ald. Vukovic, seconded by Ald. Bailey to Refer to the Planning and Architectural Review Commission a Zoning Text Amendment to make Community Living Arrangements a Planned Development District at 7007 North Range Line Road, Tax Key Number 1248006000. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey Noes: Ald. Schmelzling. Abstain: None. Absent: Ald. Shaw.

Motion passed.

- b. Review and Possible Action: *Pay Requests 4 and 5 (Retainage Release)* Lalonde Contractors, Inc., totaling \$85,729.48 for the 2024 ARPA Sidewalk Project

City Administrator Karl Warwick discussed the pay requests for Lalonde Contractors, Inc. totaling \$85,729.48 for the 2024 ARPA Sidewalk project. Discussion was had about Lalonde Contractors, Inc. and having them appear in front of Common Council to answer questions in regard to the pay requests.

Motion made by Ald. Daugherty, and seconded by Ald. Gelhard to table the Pay Requests 4 and 5 (Retainage Release) for Lalonde Contractors, Inc., totaling \$85,729.48 for the 2024 ARPA Sidewalk Project until the January 12, 2026, Common Council Meeting. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None. Abstain: None.

Absent: Ald. Shaw

Motion passed.

- c. Review and Possible Action: *Appointments* - Citywide and Richard E. Maslowski Community Park Activities Committee

Motion made by Ald. Bailey, and seconded by Ald. Schmelzling to Approve the Appointments to the Citywide and Richard E. Maslowski Community Park Activities Committee. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None. Abstain: None. Absent: Ald. Shaw.

Motion passed.

- d. Review and Possible Action: *Approval* - 2026 Organizational Goals

Motion made by Ald. Bailey, and seconded by Schmelzling to Approve the 2026 Organizational Goals. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None Abstain: None. Absent: Ald. Shaw.

Motion passed.

- e. Review and Possible Action: *Approval* – Employee Salary Adjustments

Motion made by Ald. Vukovic, and seconded by Ald. Bailey to Approve the Employee Salary Adjustments presented. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Bailey, Ald. Schmelzling. Noes: Ald. Gelhard. None Abstain: None. Absent: Ald. Shaw.
Motion passed.

f. Review and Possible Action: Appointment of Election Inspectors

Motion made by Ald. Gelhard, seconded by Ald. Daugherty to approve the Appointments of Election Inspectors for 2026–2027. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None. Abstain: None. Absent: Ald. Shaw.
Motion passed.

5. Commission, Committee, Board, and Staff Reports

This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member and for Staff and Administrator updates.

Mayor Kennedy shared that Judy Pelton and Sue Daugherty from the Glendale Senior Center wrote a Thank you to the City of Glendale for the use of City Hall and the equipment for their meetings. Mayor Kennedy attended the ICC meeting where a Resolution was passed addressing online retailers, sales tax and zip codes that will be presented to the Secretary of Revenue. City Administrator Karl Warwick announced that the Zip Code surveys are due by December 28th, 2025, and that we have received 410 responses so far, and the 2025 Tax bills should be mailed out by Wednesday, December 10th. Attorney Nathan Bayer wished everyone a safe holiday season. Chief of Police Rhett Fugman provided an update on Flock cameras. There is a 30-day retention period and the state and federal access will be addressed at an upcoming training session. Captain Lynch will be filling in for Chief Fugman while he is out for FBI training until March 2026.

6. Adjournment

Motion made by Ald. Vukovic, and seconded by Ald. Daugherty to adjourn the December 8, 2025, Common Council Meeting at 7:03PM. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling. Noes: None. Abstain: None. Absent: Ald. Shaw.
Motion carried.

Marcy Granger
City Clerk



CITY OF GLENDALE
OFFICE OF THE CITY TREASURER

5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
Telephone (414) 228-1759

January 5, 2026

Mayor and Common Council
City of Glendale

Re: Accounts Payable Register

Honorable Mayor and Council Members:

This is to certify that the Accounts Payable Register, for your approval on January 12, 2026, has been reviewed and checked as to the dollar amount and vendor name on the register and the checks. Both have been found to be correct and ready for your approval for payment. This certification is for:

- Prepaid checks numbered 5039 to 5076, and 60147 to 60288 totaling \$2,631,800.68.

Upon your approval, I will complete the final processing of the Accounts Payable Register and issue the checks.

Sincerely,

CITY OF GLENDALE

Jialin Li,
Finance Director & Treasurer

ATTACHMENTS:

1. [Approval: Accounts Payable](#)

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
12/11/2025	5	5039(E)	VOYA RETIREMENT INS/ANNUITY COMPAN	DEFERRED COMPENSATION	102-000.00-21570	1,075.00
12/11/2025	5	5040(E)	U S CELLULAR INC	INFORMATION SERVICES TELEPHONE	101-520.19-54080 101-518.12-54070	637.12 547.75
						1,184.87
12/11/2025	5	5041(E)	NO SHORE BANK FSB	DEFERRED COMPENSATION	102-000.00-21570	2,610.00
12/11/2025	5	5042(E)	WE ENERGIES	UTILITIES UTILITIES	101-522.51-54060 101-522.51-54060	2,261.33 200.58
						2,461.91
12/11/2025	5	5043(E)	WISCONSIN DEPT. OF REV. EFT	STATE TAX WITHHOLDING	102-000.00-21512	16,147.70
12/11/2025	5	5044(E)	DIVERSIFIED BENEFIT SERVICES	SECTION #125 DEP CARE REIMB	101-000.00-20124	150.00
12/11/2025	5	5045(E)	WEX BANK	GAS, OIL, LUBRICANTS, TIRES	101-522.51-53170	10,851.32
12/11/2025	5	5046(E)	WISCONSIN DEFERRED COMP	DEFERRED COMPENSATION	102-000.00-21570	6,003.51
12/11/2025	5	5047(E)	EFTPS	MEDICARE WITHHOLDING SOCIAL SECURITY WITHHOLDING FEDERAL TAX WITHHOLDING	102-000.00-21514 102-000.00-21513 102-000.00-21511	10,701.74 45,758.98 45,289.86
						101,750.58
12/11/2025	5	5048(E)	INVOICE CLOUD	OUTSIDE SERVICES EMPLOYED OTHER SUPPLIES AND EXPENSE	900-539.20-53923 101-518.03-53190	546.40 45.00
						591.40
12/11/2025	5	5049(E)	BMO SPEND DYNAMICS	FLARES AND TRAFFIC CONES BUSINESS PRIME RENEWAL BATZNER TLOXP PRISONER MEALS, WILEAG SUPP, DET INV INSTRUCTOR DEV REFUND 2026 FUGMAN UNIFORM PAKO PLUSHES, PAKO SUPPLIES, BRIX MEDS CARDSTOCK, BINDER CLIPS, ENVELOPES, TAPE	101-520.19-55070 101-518.12-53010 101-520.19-53050 101-520.19-54080 101-520.19-53190 101-520.19-52140 101-520.19-52120 205-520.21-55051 101-520.19-53010	518.07 349.00 86.37 440.00 412.15 (287.75) 149.77 1,713.44 258.04
						3,639.09
12/11/2025	5	5050(E)	BANK FIVE NINE	BANK FIVE NINE PAYROLL	102-000.00-10003	223,487.18
12/11/2025	5	5051(E)	BUCK, STEVE	ACCOUNTS RECEIVABLE ACCOUNTS RECEIVABLE ACCOUNTS RECEIVABLE	248-000.00-12002 248-000.00-12002 248-000.00-12002	0.48 4.32 0.48
						5.28
12/11/2025	5	5052(E)	BOELTER COMPANIES, INC.	ACCOUNTS RECEIVABLE	248-000.00-12002	10.91
12/11/2025	5	5053(E)	ALDI	ACCOUNTS RECEIVABLE	248-000.00-12002	50.00
12/11/2025	5	5054(E)	HUNTINGTON NATIONAL BANK	ACCOUNTS RECEIVABLE ACCOUNTS RECEIVABLE	248-000.00-12002 248-000.00-12002	100.00 550.00
						650.00
12/23/2025	5	5055(E)	VOYA RETIREMENT INS/ANNUITY COMPAN	DEFERRED COMPENSATION	102-000.00-21570	1,075.00
12/23/2025	5	5056(E)	U S CELLULAR INC	ADMINISTRATIVE-METER READING	900-539.30-53902	161.13

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
				TELEPHONE	101-520.19-54070	506.73
				OTHER SUPPLIES AND EXPENSE	201-522.01-53190	39.50
				UTILITIES	270-526.70-54060	69.75
				K-9 EXPENSE	205-520.21-55051	101.00
				ELECTION MATERIALS	101-518.04-53200	90.75
				TELEPHONE	101-522.61-54070	39.50
				RADIOS/GPS	101-522.51-53080	92.94
						<u>1,101.30</u>
12/23/2025	5	5057(E)	CITY OF GLENDALE	PROPERTY AQUISITIONS	420-540.40-58097	8,279.47
12/23/2025	5	5058(E)	NO SHORE BANK FSB	DEFERRED COMPENSATION	102-000.00-21570	2,610.00
12/23/2025	5	5059(E)	WE ENERGIES	UTILITIES	101-522.51-54060	13,619.42
				UTILITIES	101-522.51-54060	2,511.98
				UTILITIES	101-522.51-54060	96.26
				UTILITIES	101-522.51-54060	678.37
				UTILITIES	101-522.51-54060	89.72
				UTILITIES	101-518.12-54060	5,789.41
				UTILITIES	101-518.12-54060	16.25
				PUBLIC WORKS UTILITIES	101-522.51-54180	1,663.25
				OTHER MATERIALS	900-536.62-53160	1,049.29
				PUBLIC WORKS UTILITIES	101-522.51-54180	828.48
				UTILITIES	101-518.12-54060	16.25
				OTHER MATERIALS	900-536.62-53160	281.29
				UTILITIES	101-518.12-54060	18.74
				UTILITIES	270-526.70-54060	797.34
						<u>27,456.05</u>
12/23/2025	5	5060(E)	VOID	VOID CHECK		** VOIDED **
12/23/2025	5	5061(E)	WISCONSIN DEPT. OF REV. EFT	STATE TAX WITHHOLDING	102-000.00-21512	12,111.22
12/23/2025	5	5062(E)	WISCONSIN DEPT OF TRANSPORT-TV RP	24488296	101-520.19-54020	24.00
				24547458	101-520.19-54020	3.00
						<u>27.00</u>
12/23/2025	5	5063(E)	DIVERSIFIED BENEFIT SERVICES	SECTION #125 MEDICAL REIMB	101-000.00-20123	123.20
				SECTION #125 DEP CARE REIMB	101-000.00-20124	150.00
						<u>273.20</u>
12/23/2025	5	5064(E)	DIVERSIFIED BENEFIT SERVICES	SECTION #125 MEDICAL REIMB	101-000.00-20123	4.09
12/23/2025	5	5065(E)	WISCONSIN DEFERRED COMP	DEFERRED COMPENSATION	102-000.00-21570	5,676.43
12/23/2025	5	5066(E)	EFTPS	FEDERAL TAX WITHHOLDING	102-000.00-21511	28,534.74
				SOCIAL SECURITY WITHHOLDING	102-000.00-21513	34,594.02
				MEDICARE WITHHOLDING	102-000.00-21514	8,090.58
						<u>71,219.34</u>
12/23/2025	5	5067(E)	INVOICE CLOUD	UTILITY BILLING	900-539.20-53923	357.63
				OTHER SUPPLIES AND EXPENSE	101-518.03-53190	175.14
						<u>532.77</u>
12/23/2025	5	5068(E)	READY REBOUND INC.	READY REBOUND SERVICES 2026	101-520.19-52120	16,359.00
12/23/2025	5	5069(E)	BMO SPEND DYNAMICS	RADIOS/GPS	101-522.51-53080	239.70

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	364.93
				OFFICE SUPPLIES	101-518.12-53010	50.06
				MAINTENANCE - LEAF VAC	250-522.57-53152	2,680.70
				OFFICE SUPPLIES AND EXPENSES	900-539.20-53921	61.35
				MAYOR'S LUNCHEON	101-518.02-54020	73.95
				WALK IN COOLER LIGHTS	270-526.70-53010	15.99
				ANNIVERSARY CELEBRATION	274-518.16-58130	5.00
						3,491.68
12/23/2025	5	5070(E)	BANK FIVE NINE	OTHER SUPPLIES AND EXPENSE	101-518.03-53190	12.00
				BANK FIVE NINE PAYROLL	102-000.00-10003	185,335.51
						185,347.51
12/30/2025	5	5071(E)	WE ENERGIES	SILVER SPRING RD	420-540.40-58022	531.60
12/30/2025	5	5072(E)	WISCONSIN RETIREMENT FUND	RETIREMENT WITHHOLDING	102-000.00-21520	101,676.62
12/30/2025	5	5073(E)	WISCONSIN DEPT OF TRANSPORT-TVPR	24657486	101-520.19-54020	27.00
				24879542	101-520.19-54020	18.00
						45.00
12/30/2025	5	5074(E)	POINT & PAY	WANTA PNP 188916933 REFUND DUE	275-000.00-45140	856.80
12/30/2025	5	5075(E)	QUADIANT INC DEPT 3689	POSTAGE	101-518.12-53040	3,000.00
12/30/2025	5	5076(E)	INVOICE CLOUD	10-WATER USAGE	900-000.00-14210	171.71
				15-WATER BASE	900-000.00-14210	29.94
				21-LOCAL SWR USE - A	900-000.00-14211	47.25
				25-LOCAL SEWER - BAS	900-000.00-14211	11.10
				31-METRO SWR USE - A	900-000.00-14211	79.17
				35-METRO SEWER - BAS	900-000.00-14211	9.69
				40-STORM WATER	900-000.00-14250	20.00
				50-ENVIRONMENTAL CHA	900-000.00-14260	12.00
				60-FIRE PROTECTION	900-000.00-14210	37.71
						418.57
12/11/2025	5	60147	GIELOW'S LAWN & GARDEN	OTHER EQUIPMENT	101-522.51-55020	909.00
12/11/2025	5	60148	LAKESIDE INTL TKS INC	OTHER EQUIPMENT	101-522.51-55020	15.45
				OTHER EQUIPMENT	101-522.51-55020	30.90
				OTHER EQUIPMENT	101-522.51-55020	157.20
						203.55
12/11/2025	5	60149	CITY OF MILWAUKEE TREASURER	UTILITIES-STREET LIGHTING	101-522.51-54060	233.27
12/11/2025	5	60150	MILW CNTY CIRCUIT CRT CRIMINAL DIV	BAIL FOR CAROLINE BALL	101-000.00-23410	150.00
12/11/2025	5	60151	SECURIAN FINANCIAL GROUP INC	LIFE INS - ADDITIONAL	102-000.00-21543	2,244.36
				LIFE INS - SUPPLEMENT	102-000.00-21542	917.06
				LIFE INS - SPOUSE/DEPENDENT	102-000.00-21544	201.60
				LIFE INS - BASIC	102-000.00-21541	2,049.07
						5,412.09
12/11/2025	5	60152	TREASURER GLENDALE GPPA	UNION DUES	102-000.00-21550	1,375.00
12/11/2025	5	60153	VILLAGE HARDWARE INC	OTHER SUPPLIES AND EXPENSE	101-522.51-53190	114.98
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	3.67

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	26.47
				OTHER EQUIPMENT	101-522.51-55020	4.22
						149.34
12/11/2025	5	60154	WISCONSIN DEPT OF TRANS BBS	I-43/PORT RD UTILITIES	420-540.40-58002	94.80
				JEAN NICOLET RD	420-540.40-58028	1,025.05
				I-43/PORT RD UTILITIES	420-540.40-58002	2,327.42
				SILVER SPRING RD	420-540.40-58022	101,147.80
				GREEN BAY (SILVER SPRING TO GOOD HOPE)	420-540.40-58077	17,861.53
						122,456.60
12/11/2025	5	60155	DIGGER'S HOTLINE	CONTRACTUAL SERVICES	900-536.73-54150	249.50
12/11/2025	5	60156	STAPLES	OFFICE SUPPLIES	101-518.04-53010	30.48
				OFFICE SUPPLIES	101-518.03-53010	19.98
						50.46
12/11/2025	5	60157	WISCONSIN SCTF	DEPOSIT - OTHER AGENCY BAIL	101-000.00-23410	667.00
12/11/2025	5	60158	WISCONSIN SCTF	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	120.00
12/11/2025	5	60159	RAY O'HERRON COMPANY INC	LISTON BULLET PROOF VEST	101-520.19-52120	1,312.75
12/11/2025	5	60160	MISSION SQUARE - 304727	DEFERRED COMPENSATION	102-000.00-21570	432.38
12/11/2025	5	60161	BURLINGTON POLICE DEPT	BAIL FOR MARGARITA MARTINEZ	101-000.00-23410	124.00
12/11/2025	5	60162	ACME LOCK CO INC	BLANK KEYS	101-520.19-53010	491.00
12/11/2025	5	60163	HEISER FORD-GLENDALE	SQ 5 GLASS REMOVAL	101-520.19-55070	2,349.00
				BROKEN ROTOR REPLACEMENT	101-520.19-55070	235.20
						2,584.20
12/11/2025	5	60164	NORTH SHORE WATER COMMISSION	PURCHASED WATER	900-500.00-06020	64,853.50
12/11/2025	5	60165	DANE COUNTY CLERK OF CTS	BAIL FOR ANDRE Q. LOVE	101-000.00-23410	240.00
12/11/2025	5	60166	GENERAL FIRE EQUIPMENT CO INC	AFTERSHOCK SIREN INSTALL	101-520.19-55070	5,592.60
				SQ5 SPOTLIGHT REPLACEMENT	101-520.19-55070	434.00
				SQ 1 PIT RAIL MAINT	101-520.19-55070	2,623.00
				SQ 12 SETUP	101-520.19-55070	17,245.97
						25,895.57
12/11/2025	5	60167	WAUKESHA CO. TECHNICAL COLLEGE	REIN & BRAUER PUBLIC RECORDS LAW	101-520.19-52140	767.76
12/11/2025	5	60168	HUMPHREY SERVICE PARTS INC	OTHER EQUIPMENT	101-522.51-55020	181.06
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	143.56
						324.62
12/11/2025	5	60169	DAVID J FRANK LANDSCAPE INC	PANDEMIC REPOSE	290-524.41-53166	146.64
				TREE MAINTENANCE	101-522.51-51190	10,975.00
						11,121.64
12/11/2025	5	60170	AHLBORN EQUIPMENT INC	EMPLOYEE CLOTHING/EYE CARE	900-539.20-53929	224.74
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	224.74
				OTHER SUPPLIES AND EXPENSE	201-522.01-53190	224.73
				EQUIPMENT & VEHICLE SUPPLIES	250-522.57-53160	224.73
						898.94

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12/11/2025	5	60171	CHAPTER 13 TRUSTEE	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	512.50
12/11/2025	5	60172	UNEMPLOYMENT INSURANCE	UNEMPLOYMENT	275-518.10-51390	1,462.30
				UNEMPLOYMENT	101-520.27-51390	775.95
						2,238.25
12/11/2025	5	60173	BUELOW VETTER BUIKEMA VLIETLLC	OTHER FEES	101-518.02-54020	2,116.50
				OTHER FEES	101-518.02-54020	5,223.50
				OTHER FEES	101-518.02-54020	6,018.00
						13,358.00
12/11/2025	5	60174	RICOH USA INC	OFFICE MACH MAIN CONTRACTS	101-518.12-53055	136.21
				OTHER SUPPLIES AND EXPENSE	275-518.10-53190	29.82
						166.03
12/11/2025	5	60175	ITU ABSORBTECH INC	OTHER MATERIALS	900-539.02-53160	44.29
				CLOTHING ALLOWANCE	101-522.51-52180	44.29
				UNIFORM ALLOWANCE	201-522.01-52120	44.29
				UNIFORM ALLOWANCE	250-522.57-52120	44.29
				JANITORIAL	101-518.12-54090	36.73
				OTHER MATERIALS	900-539.02-53160	24.11
				CLOTHING ALLOWANCE	101-522.51-52180	24.11
				UNIFORM ALLOWANCE	201-522.01-52120	24.11
				UNIFORM ALLOWANCE	250-522.57-52120	24.11
				OTHER MATERIALS	900-539.02-53160	24.11
				CLOTHING ALLOWANCE	101-522.51-52180	24.11
				UNIFORM ALLOWANCE	201-522.01-52120	24.11
				UNIFORM ALLOWANCE	250-522.57-52120	24.11
				JANITORIAL	101-518.12-54090	146.66
				RUG SERVICE DEC. 2025	101-520.19-53050	57.91
						611.34
12/11/2025	5	60176	VOID	VOID CHECK		** VOIDED **
12/11/2025	5	60177	CLARK DIETZ INC	MMSD-ICA EXPENSE	420-540.40-54152	9,890.00
				PUBLIC WORKS YARD	420-540.40-58048	76,107.50
				WATER MAIN REPLACEMENT	420-540.40-58004	28,190.40
				ROAD RECONSTRUCTION	420-540.40-58003	6,520.95
				PUBLIC WORKS EQUIPMENT	420-540.40-58310	5,285.00
				BDE24-0006	101-000.00-21001	200.00
				DEPOSIT-DEV/PERMITS ESCROW BDE23-0007	101-000.00-23280	200.00
				DEPOSIT-DEV/PERMITS ESCROW BDE23-0004	101-000.00-23280	200.00
				DEPOSIT-DEV/PERMITS ESCROW BDE25-0003	101-000.00-23280	360.00
				DEPOSIT-DEV/PERMITS ESCROW BDE25-0004	101-000.00-23280	200.00
				DEPOSIT-DEV/PERMITS ESCROW BDE25-0005	101-000.00-23280	200.00
				DEPOSIT-DEV/PERMITS ESCROW BDE25-0006	101-000.00-23280	200.00
						127,553.85
12/11/2025	5	60178	VOID	VOID CHECK		** VOIDED **
12/11/2025	5	60179	VOID	VOID CHECK		** VOIDED **
12/11/2025	5	60180	HYDROCORP	CONTRACTUAL SERVICES	900-536.75-54150	1,846.00
12/11/2025	5	60181	STARK PAVEMENT CORPORATION	ROAD RECONSTRUCTION	420-540.40-58003	30,360.86
				ROAD RECONSTRUCTION	420-540.40-58003	502,873.47

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						533,234.33
12/11/2025	5	60182	SAFEBUILT LLC LOCKBOX #88135	BUILDING PERMITS AND PLAN REVIEWS	101-528.15-54150	21,121.00
12/11/2025	5	60183	SHEELEY SERVICE INC	FOOD/BEVERAGE STOCK	270-526.70-52510	25.00
12/11/2025	5	60184	SCHMELZLING, STEVE	2025 NLC-PER DIEM	101-518.01-54110	300.00
				2025-NLC REIMBURSEMENT	101-518.01-54110	515.58
						815.58
12/11/2025	5	60185	TRUSTEE ROBERT E HANEY	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	262.87
12/11/2025	5	60186	NORTH SHORE BANK-HRA	HEALTH SAVINGS	102-000.00-21553	2,150.00
12/11/2025	5	60187	GORDIE BOUCHER FORD-MENOMONEE FALL	EXTENDED WARRANTY	420-540.40-58063	1,935.00
12/11/2025	5	60188	VANDEWALLE & ASSOCIATES INC	CONSULTANT FEES	101-528.15-54010	3,816.25
12/11/2025	5	60189	LI, JIALIN	CPA LICENSE REIMBURSEMENT	101-518.03-52150	43.00
12/11/2025	5	60190	BATZNER PEST CONTROL INC	BUILDINGS	101-518.12-55060	78.67
				BUILDING	270-526.70-55060	20.96
				BUILDING	270-526.70-55060	73.54
						173.17
12/11/2025	5	60191	ADVANCED WELDING SUPPLY COMPANY IN GAS, OIL, LUBRICANTS, TIRES		101-522.51-53170	73.80
12/11/2025	5	60192	MJ CONSTRUCTION INC	MMSD-ICA EXPENSE	420-540.40-54152	205,628.57
12/11/2025	5	60193	ELITE HOOD CLEANING, LLC	BUILDING	270-526.70-55060	640.00
12/11/2025	5	60194	CITY WATER	CUSTOMER RECORDS	900-539.30-53903	1,030.00
				UTILITY BILLING MGMT & PRINTING	201-522.01-54145	1,030.00
				UTILITY BILLING MGMT & PRINTING	250-522.57-54145	1,030.00
				OUTSIDE SERVICES EMPLOYED	900-539.20-53923	6,710.00
						9,800.00
12/11/2025	5	60195	VILLANI LANDSHAPERS	LANDSCAPE MAINTENANCE	101-522.51-53151	6,127.16
				TIF EXPENSE	478-580.80-51587	2,634.50
				LANDSCAPE MAINTENANCE	101-518.12-53151	268.00
				LANDSCAPE MAINTENANCE	101-518.12-53151	268.00
				LANDSCAPE MAINTENANCE	101-518.12-53151	134.00
				LANDSCAPE MAINTENANCE	101-518.12-53151	134.00
						9,565.66
12/11/2025	5	60196	RINGCENTRAL INC	TELEPHONE	275-518.10-54070	24.75
				CONVENTION AND TOURISM	244-518.16-58090	49.50
				TELEPHONE	101-518.12-54070	1,675.07
				ADMINISTRATIVE-METER READING	900-539.30-53902	24.75
						1,774.07
12/11/2025	5	60197	LAUTERBACH & AMEN LLP	CONTRACTUAL SERVICES	101-518.03-54150	2,987.50
				OUTSIDE SERVICES EMPLOYED	900-539.30-53923	2,987.50
				OUTSIDE SERVICES EMPLOYED	201-522.01-53923	2,987.50
				OUTSIDE SERVICES EMPLOYED	250-522.57-53923	2,987.50
						11,950.00
12/11/2025	5	60198	PAPER TIGER DOCUMENT SOLUTIONS	SECURE SHRED (NOVEMBER)	101-520.19-53190	98.00

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				OTHER FEES	101-518.04-54020	150.87
						248.87
12/11/2025	5	60199	CASPER COFFEE & VENDING	COFFEE	101-520.19-53190	52.00
12/11/2025	5	60200	JOHNS DISPOSAL SERVICE, INC	REFUSE COLLECTION	221-522.63-54148	43,337.00
				CONTRACTUAL SERVICES	221-522.63-54150	28,961.80
				YARD WASTE COLLECTION	221-522.63-54149	12,049.80
				SWEEPING	250-522.57-54144	450.00
						84,798.60
12/11/2025	5	60201	TRAFFTECH, INC.	STREET SIGNS-CITY	101-522.51-53155	1,590.45
12/11/2025	5	60202	UMANSKY CHEVROLET	OTHER EQUIPMENT	101-522.51-55020	512.20
12/11/2025	5	60203	ASCENSION WISCONSIN	BLOOD DRAW FOR MICHAEL F. PARAJELES	101-520.19-54020	46.00
12/11/2025	5	60204	OZAUKEE COUNTY	SALT AND BRINE-CITY	101-522.51-53125	5,143.47
12/11/2025	5	60205	VUKOVIC, TOMIKA S	2025 NLC-PER DIEM	101-518.01-54110	300.00
12/11/2025	5	60206	BUREAU VERITAS NATIONAL ELEVATOR I	ELEVATOR INSPECTION 2025	101-520.19-55060	88.00
12/11/2025	5	60207	MATTHEW SCHIESEL	OTHER MATERIALS	900-539.02-53160	178.50
12/11/2025	5	60208	ZAYLAH BROWN	BY BURKS, 5H80884FH6 VIOL 07-19-24	275-000.00-21560	4.10
12/11/2025	5	60209	WALMART	WALMART BY MORRIS,CHRISHAUN 08-31-25	275-000.00-21560	215.00
12/11/2025	5	60210	CIVICPLUS	COMPUTER SOFTWARE LICENSES	101-518.12-54075	6,300.00
12/11/2025	5	60211	AXON ENTERPRISE INC	DUAL VIEW CAMERA MOUNT- WINDSHIELD AXON	101-520.19-55070	100.00
12/11/2025	5	60212	MOBI CLEAN INC	OTHER EQUIPMENT	101-522.51-55020	94.77
12/11/2025	5	60213	NEUENSCHWANDER, EMILY J	MEETINGS, CONFERENCE, CONVENT	101-518.03-52160	72.24
12/23/2025	5	60214	VILLAGE OF BAYSIDE	BAYSIDE GENERAL FUND SHARE	275-518.10-55082	970.88
				OLD BAYSIDE SHARE	275-518.10-55080	50.00
				OTHER FEES	101-520.19-54020	120,881.50
				CENTRAL DISPATCH	420-540.40-58057	33,574.00
				INTERGOVERNMENTAL AGREEMENT	101-526.71-54005	126,738.63
						282,215.01
12/23/2025	5	60215	VILLAGE OF BROWN DEER	OLD BROWN DEER SHARE	275-518.10-55086	7,170.89
				BROWN DEER FUND SHARE	275-518.10-55087	9,479.85
						16,650.74
12/23/2025	5	60216	BROOKS TRACTOR INC	MAINTENANCE	250-522.57-53152	1,161.52
12/23/2025	5	60217	GREENFIELD POLICE	FORENSIC LAB DUES 2026	101-520.19-54080	4,500.00
12/23/2025	5	60218	JOURNAL SENTINEL INC	NOTICES AND PUBLICATIONS	101-518.01-54050	745.95
12/23/2025	5	60219	LAKESIDE INTL TKS INC	MACHINE EQUIPMENT MAINTENANCE	101-522.51-53152	1,305.68
				GAS, OIL, LUBRICANTS, TIRES	101-522.51-53170	87.90
				GAS, OIL, LUBRICANTS, TIRES	101-522.51-53170	87.90
						1,481.48
12/23/2025	5	60220	MILW CNTY TREASURER	NORTH SHORE COURT COUNTY SHARE-GLENDALE	275-518.10-55084	2,111.76
				NORTH SHORE COURT COUNTY SHARE-BAYSIDE	275-518.10-55084	160.00

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				NORTH SHORE COURT COUNTY SHARE-BROWNDEER	275-518.10-55084	977.97
						3,249.73
12/23/2025	5	60221	MILW CNTY TREASURER	NORTH SHORE COURT COUNTY SHARE-BROWNDEER	275-518.10-55084	472.40
12/23/2025	5	60222	MILW CNTY CIRCUIT CRT CRIMINAL DIV	BAIL FOR KYLE J BARTHEL	101-000.00-23410	500.00
12/23/2025	5	60223	TECH THE HOUSE, LLC	BUILDING	270-526.70-55060	75.00
12/23/2025	5	60224	STREICHER'S INC	STATEMENT BALANCE 2025	101-520.19-52120	6.84
12/23/2025	5	60225	VILLAGE HARDWARE INC	SALT AND BRINE-CITY OFFICE SUPPLIES	101-522.51-53125 270-526.70-53010	31.25 2.75
						34.00
12/23/2025	5	60226	WE ENERGIES	SILVER SPRING RD	420-540.40-58022	335.00
12/23/2025	5	60227	WE ENERGIES	SILVER SPRING RD	420-540.40-58022	1,675.04
12/23/2025	5	60228	OUTDOOR LIGHTING CONST CO INC	STREET LIGHTING	101-522.51-58340	588.00
12/23/2025	5	60229	TITAN PUBLIC SAFETY SOLUTIONS LLC	TIPSS PARKING & REGISTER 2026 ANNUAL SUP	101-520.19-54080	2,872.00
12/23/2025	5	60230	MADACC INC	HUMANE SOCIETY-2026 Q1 OPERATING HUMANE SOCIETY-2026 Q1 CAPITAL	101-524.41-54000 101-524.41-54000	4,347.55 83.02
						4,430.57
12/23/2025	5	60231	SYMBOL ARTS INC	BADGES	205-520.21-55052	2,574.50
12/23/2025	5	60232	WISCONSIN SCTF	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	120.00
12/23/2025	5	60233	MISSION SQUARE - 304727	DEFERRED COMPENSATION	102-000.00-21570	432.38
12/23/2025	5	60234	LINCOLN CONTRACTORS	OTHER EQUIPMENT	101-522.51-55020	114.48
12/23/2025	5	60235	GENCOMM	RADIOS/GPS	101-522.51-53080	329.15
12/23/2025	5	60236	WISCONSIN CHIEFS OF POLICE ASSOC	LYNCH WCPA MEMBERSHIP 2026 FUGMAN WCPA MEMBERSHIP 2026	101-520.19-52140 101-520.19-52140	100.00 150.00
						250.00
12/23/2025	5	60237	NORTH SHORE WATER COMMISSION	WATER UTILITY CAPITAL PROJECT WATER UTILITY CAPITAL PROJECT	420-540.40-58005 420-540.40-58005	12,442.31 167.90
						12,610.21
12/23/2025	5	60238	STATE OF WI CONTROLLER OFFICE	NORTH SHORE COURT STATE SHARE-GLENDALE NORTH SHORE COURT STATE SHARE-BAYSIDE NORTH SHORE COURT STATE SHARE-BROWN DEER	275-518.10-55083 275-518.10-55083 275-518.10-55083	7,715.93 519.32 3,533.61
						11,768.86
12/23/2025	5	60239	STATE OF WI CONTROLLER OFFICE	NORTH SHORE COURT STATE SHARE-BROWN DEER	275-518.10-55083	2,390.49
12/23/2025	5	60240	HUMPHREY SERVICE PARTS INC	OTHER EQUIPMENT OTHER EQUIPMENT	101-522.51-55020 101-522.51-55020	618.62 30.60
						649.22
12/23/2025	5	60241	CHAPTER 13 TRUSTEE	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	512.50
12/23/2025	5	60242	DIVERSIFIED BENEFIT SERVICES	OTHER FEES	101-518.02-54020	105.00
12/23/2025	5	60243	RICOH USA INC	OTHER SUPPLIES AND EXPENSE	275-518.10-53190	114.94

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				OFFICE MACH MAIN CONTRACTS	101-518.12-53055	344.82
						459.76
12/23/2025	5	60244	ITU ABSORBTECH INC	OTHER MATERIALS	900-539.02-53160	24.11
				CLOTHING ALLOWANCE	101-522.51-52180	24.11
				UNIFORM ALLOWANCE	201-522.01-52120	24.11
				UNIFORM ALLOWANCE	250-522.57-52120	24.11
						96.44
12/23/2025	5	60245	VILLAGE OUTDOOR LIVING	TREE MAINTENANCE	101-522.51-51190	17.46
				TREE MAINTENANCE	101-522.51-51190	26.67
						44.13
12/23/2025	5	60246	MID CITY PLUMBING AND HEATING INC	BUILDING-CITY	101-522.51-55045	366.80
12/23/2025	5	60247	JX ENTERPRISES INC	SEWER SYSTEMS REPAIRS	201-522.01-55090	3,374.71
12/23/2025	5	60248	COMMERCE INDUSTRIAL CHEMICALS INC	SALT AND BRINE-CITY	101-522.51-53125	4,050.12
12/23/2025	5	60249	LEGACY RECYCLING	CONTRACTUAL SERVICES	221-522.63-54150	225.00
				CONTRACTUAL SERVICES	221-522.63-54150	275.00
				CONTRACTUAL SERVICES	221-522.63-54150	150.00
						650.00
12/23/2025	5	60250	CORE & MAIN	OTHER MATERIALS	900-536.73-53160	626.15
12/23/2025	5	60251	TRUSTEE ROBERT E HANEY	GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	262.87
12/23/2025	5	60252	OCCUPATIONAL HEALTH CENTERS-SW P.A	OTHER FEES	101-518.02-54020	234.00
12/23/2025	5	60253	NORTH SHORE BANK-HRA	HEALTH SAVINGS	102-000.00-21553	2,150.00
12/23/2025	5	60254	LI, JIALIN	MEETINGS, CONFERENCE, CONVENT	101-518.03-52160	163.66
12/23/2025	5	60255	GUETZKE & ASSOCIATES INC	BUILDING	270-526.70-55060	621.00
				BUILDING	270-526.70-55060	315.00
						936.00
12/23/2025	5	60256	CONSOLIDATED DOORS INC	BUILDING-CONTRACTUAL	101-522.51-55040	2,084.00
12/23/2025	5	60257	CHARTER COMMUNICATIONS	UTILITIES	270-526.70-54060	105.59
12/23/2025	5	60258	VILLANI LANDSHAPERS	SALT AND BRINE-CONTRACTUAL	101-522.51-53120	3,100.34
12/23/2025	5	60259	ABT MAILCOM	CONTRACTUAL SERVICES	101-518.03-54150	1,973.55
12/23/2025	5	60260	GROW LAWN AND LANDSCAPE	PROPERTY MAINTENANCE	101-522.51-53153	4,800.00
12/23/2025	5	60261	OZAUKEE COUNTY	SALT AND BRINE-CITY	101-522.51-53125	4,459.41
12/23/2025	5	60262	JORDAN BUCKINGHAM	CLOTHING ALLOWANCE	101-522.51-52180	343.57
12/23/2025	5	60263	LAURA ANDREOTTI	DEPOSIT - PARK RENTAL	270-000.00-23370	100.00
12/23/2025	5	60264	LYNN FLANAGAN	DEPOSIT - PARK RENTAL	270-000.00-23370	100.00
12/23/2025	5	60265	GUETZKE & ASSOCIATES INC	PERMIT OVERPAYMENT	101-000.00-20029	30.00
12/30/2025	5	60266	JOE DEBELAK PLBG & HTG INC	BUILDING-CITY	101-522.51-55045	192.00
12/30/2025	5	60267	LAKESIDE INTL TKS INC	OTHER EQUIPMENT	101-522.51-55020	63.29

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12/30/2025	5	60268	STREICHER'S INC	RAMOS & RIMRODT UNIFORMS	101-520.19-52120	726.80
12/30/2025	5	60269	TRAFFIC & PARKING CO INC	STREET SIGNS-CITY	101-522.51-53155	528.00
				STREET SIGNS-CITY	101-522.51-53155	2,702.50
						3,230.50
12/30/2025	5	60270	VILLAGE HARDWARE INC	OTHER SUPPLIES AND EXPENSE	201-522.01-53190	29.43
12/30/2025	5	60271	STOPSTICK LTD	9' STOP STICK KIT	101-520.19-55070	2,498.45
12/30/2025	5	60272	TITAN PUBLIC SAFETY SOLUTIONS LLC	K. LONGE TIPSS SOFTWARE TRAINING	275-518.10-52160	525.00
12/30/2025	5	60273	RAY O'HERRON COMPANY INC	AMMUNITION	101-520.19-52140	4,394.00
				SIM AMMUNITION	101-520.19-52140	1,218.00
						5,612.00
12/30/2025	5	60274	GENERAL FIRE EQUIPMENT CO INC	POLICE CAPITAL ITEMS	420-540.40-58063	23,869.54
				SQ 1 REVERSE BULB REPLACEMENT	101-520.19-55070	185.00
				SQ 3 PIT BAR	101-520.19-55070	100.00
				SQ 7 PIT BAR	101-520.19-55070	954.00
				AFTERSHOCK INSTALL SQ 2, SQ 3, SQ 4	101-520.19-55070	5,592.60
						30,701.14
12/30/2025	5	60275	WINTER EQUIPMENT	SALT AND BRINE-CONTRACTUAL	101-522.51-53120	4,986.00
12/30/2025	5	60276	REGISTRATION FEE TRUST	SQ 11 LICENSE PLATE	101-520.19-55070	5.00
				SQ 12 LICENSE PLATE	101-520.19-55070	5.00
						10.00
12/30/2025	5	60277	ITU ABSORBTECH INC	OTHER MATERIALS	900-539.02-53160	24.11
				CLOTHING ALLOWANCE	101-522.51-52180	24.11
				UNIFORM ALLOWANCE	201-522.01-52120	24.11
				UNIFORM ALLOWANCE	250-522.57-52120	24.11
						96.44
12/30/2025	5	60278	DIXON ENGINEERING INC	CONTRACTUAL SERVICES	900-536.72-54150	4,650.00
12/30/2025	5	60279	AMERICAN LEAK DETECTION	CONTRACTUAL SERVICES	900-536.73-54150	545.00
				CONTRACTUAL SERVICES	900-536.73-54150	645.00
						1,190.00
12/30/2025	5	60280	KIESLER'S POLICE SUPPLY INC	AMMUNITION	101-520.19-52140	834.00
12/30/2025	5	60281	ETNA SUPPLY	OTHER MATERIALS	900-536.73-53160	199.99
12/30/2025	5	60282	BATZNER PEST CONTROL INC	BUILDING	270-526.70-55060	20.96
				BUILDING	270-526.70-55060	73.54
				BUILDINGS	101-518.12-55060	78.67
						173.17
12/30/2025	5	60283	CONSOLIDATED DOORS INC	BUILDING-CITY	101-522.51-55045	5,332.00
12/30/2025	5	60284	CASPER COFFEE & VENDING	DEC COFFEE	101-520.19-53190	52.00
12/30/2025	5	60285	JOHNS DISPOSAL SERVICE, INC	REFUSE COLLECTION	221-522.63-54148	43,337.00
				CONTRACTUAL SERVICES	221-522.63-54150	28,961.80
				YARD WASTE COLLECTION	221-522.63-54149	12,049.80
						84,348.60

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
12/30/2025	5	60286	RICHARD NETH	OTHER SUPPLIES AND EXPENSE GAS, OIL, LUBRICANTS, TIRES	101-522.51-53190 101-522.51-53170	51.79 86.88
						138.67
12/30/2025	5	60287	TIMOTHY KRYSTYN	GAS, OIL, LUBRICANTS, TIRES	101-522.51-53170	17.99
12/30/2025	5	60288	JULIE WERNER	WERNER, JULIE WIT 5H80B17153 12-11-25	101-520.21-54121	10.00
Report Total:						2,631,800.68
--- TOTALS BY GL DISTRIBUTION ---						
				PERMIT OVERPAYMENT	101-000.00-20029	30.00
				SECTION #125 MEDICAL REIMB	101-000.00-20123	127.29
				SECTION #125 DEP CARE REIMB	101-000.00-20124	300.00
				ACCOUNTS PAYABLE	101-000.00-21001	200.00
				DEPOSIT-DEV/PERMITS ESCROW	101-000.00-23280	1,360.00
				DEPOSIT - OTHER AGENCY BAIL	101-000.00-23410	1,681.00
				NOTICES AND PUBLICATIONS	101-518.01-54050	745.95
				MUNICIPAL LEAGUE DUES	101-518.01-54110	1,115.58
				OTHER FEES	101-518.02-54020	13,770.95
				DUES, SUBSCRIPTIONS, MANUALS	101-518.03-52150	43.00
				MEETINGS, CONFERENCE, CONVENT	101-518.03-52160	235.90
				OFFICE SUPPLIES	101-518.03-53010	19.98
				OTHER SUPPLIES AND EXPENSE	101-518.03-53190	232.14
				CONTRACTUAL SERVICES	101-518.03-54150	4,961.05
				OFFICE SUPPLIES	101-518.04-53010	30.48
				ELECTION MATERIALS	101-518.04-53200	90.75
				OTHER FEES	101-518.04-54020	150.87
				OFFICE SUPPLIES	101-518.12-53010	399.06
				POSTAGE	101-518.12-53040	3,000.00
				OFFICE MACH MAIN CONTRACTS	101-518.12-53055	481.03
				LANDSCAPE MAINTENANCE	101-518.12-53151	804.00
				UTILITIES	101-518.12-54060	5,840.65
				TELEPHONE	101-518.12-54070	2,222.82
				COMPUTER SOFTWARE LICENSES	101-518.12-54075	6,300.00
				JANITORIAL	101-518.12-54090	183.39
				BUILDINGS	101-518.12-55060	157.34
				UNIFORM ALLOWANCE	101-520.19-52120	18,555.16
				TRAINING AND EDUCATION	101-520.19-52140	7,176.01
				OFFICE SUPPLIES	101-520.19-53010	749.04
				HOUSEKEEPING AND JANITORIAL	101-520.19-53050	144.28
				OTHER SUPPLIES AND EXPENSE	101-520.19-53190	614.15
				OTHER FEES	101-520.19-54020	120,999.50
				TELEPHONE	101-520.19-54070	506.73
				INFORMATION SERVICES	101-520.19-54080	8,449.12
				BUILDINGS	101-520.19-55060	88.00
				VEHICLES	101-520.19-55070	38,437.89
				WITNESS FEES	101-520.21-54121	10.00
				UNEMPLOYMENT	101-520.27-51390	775.95
				TREE MAINTENANCE	101-522.51-51190	11,019.13
				CLOTHING ALLOWANCE	101-522.51-52180	484.30
				RADIOS/GPS	101-522.51-53080	661.79
				SALT AND BRINE-CONTRACTUAL	101-522.51-53120	8,086.34
				SALT AND BRINE-CITY	101-522.51-53125	13,684.25

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
				LANDSCAPE MAINTENANCE	101-522.51-53151	6,127.16
				MACHINE EQUIPMENT MAINTENANCE	101-522.51-53152	1,305.68
				PROPERTY MAINTENANCE	101-522.51-53153	4,800.00
				STREET SIGNS-CITY	101-522.51-53155	4,820.95
				GAS, OIL, LUBRICANTS, TIRES	101-522.51-53170	11,205.79
				OTHER SUPPLIES AND EXPENSE	101-522.51-53190	930.14
				UTILITIES-STREET LIGHTING	101-522.51-54060	19,690.93
				PUBLIC WORKS UTILITIES	101-522.51-54180	2,491.73
				OTHER EQUIPMENT	101-522.51-55020	2,731.79
				BUILDING-CONTRACTUAL	101-522.51-55040	2,084.00
				BUILDING-CITY	101-522.51-55045	5,890.80
				STREET LIGHTING	101-522.51-58340	588.00
				TELEPHONE	101-522.61-54070	39.50
				HUMANE SOCIETY	101-524.41-54000	4,430.57
				INTERGOVERNMENTAL AGREEMENT	101-526.71-54005	126,738.63
				CONSULTANT FEES	101-528.15-54010	3,816.25
				CONTRACTUAL SERVICES	101-528.15-54150	21,121.00
				BMO BANK PAYROLL	102-000.00-10003	408,822.69
				FEDERAL TAX WITHHOLDING	102-000.00-21511	73,824.60
				STATE TAX WITHHOLDING	102-000.00-21512	28,258.92
				SOCIAL SECURITY WITHHOLDING	102-000.00-21513	80,353.00
				MEDICARE WITHHOLDING	102-000.00-21514	18,792.32
				RETIREMENT WITHHOLDING	102-000.00-21520	101,676.62
				LIFE INS - BASIC	102-000.00-21541	2,049.07
				LIFE INS - SUPPLEMENT	102-000.00-21542	917.06
				LIFE INS - ADDITIONAL	102-000.00-21543	2,244.36
				LIFE INS - SPOUSE/DEPENDENT	102-000.00-21544	201.60
				UNION DUES	102-000.00-21550	1,375.00
				HEALTH SAVINGS	102-000.00-21553	4,300.00
				DEFERRED COMPENSATION	102-000.00-21570	19,914.70
				GARNISHMENT DEDUCTION PAYABLE	102-000.00-21580	1,790.74
				UNIFORM ALLOWANCE	201-522.01-52120	140.73
				OTHER SUPPLIES AND EXPENSE	201-522.01-53190	293.66
				OUTSIDE SERVICES EMPLOYED	201-522.01-53923	2,987.50
				UTILITY BILLING MGMT & PRINTING	201-522.01-54145	1,030.00
				SEWER SYSTEMS REPAIRS	201-522.01-55090	3,374.71
				K-9 EXPENSE	205-520.21-55051	1,814.44
				CRIME PREVENTION EXPENSE	205-520.21-55052	2,574.50
				REFUSE COLLECTION	221-522.63-54148	86,674.00
				YARD WASTE COLLECTION	221-522.63-54149	24,099.60
				CONTRACTUAL SERVICES	221-522.63-54150	58,573.60
				CONVENTION AND TOURISM	244-518.16-58090	49.50
				ACCOUNTS RECEIVABLE	248-000.00-12002	716.19
				UNIFORM ALLOWANCE	250-522.57-52120	140.73
				MAINTENANCE	250-522.57-53152	3,842.22
				EQUIPMENT & VEHICLE SUPPLIES	250-522.57-53160	224.73
				OUTSIDE SERVICES EMPLOYED	250-522.57-53923	2,987.50
				SWEEPING	250-522.57-54144	450.00
				UTILITY BILLING MGMT & PRINTING	250-522.57-54145	1,030.00
				DEPOSIT - PARK RENTAL	270-000.00-23370	200.00
				FOOD/BEVERAGE STOCK	270-526.70-52510	25.00
				OFFICE SUPPLIES	270-526.70-53010	18.74

CHECK DISBURSEMENT REPORT FOR CITY OF GLENDALE

CHECK DATE 12/01/2025 - 12/31/2025

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
				UTILITIES	270-526.70-54060	972.68
				BUILDING	270-526.70-55060	1,840.00
				ANNIVERSARY CELEBRATION	274-518.16-58130	5.00
				RESTITUTION PAYABLE	275-000.00-21560	219.10
				FINES - GLENDALE	275-000.00-45140	856.80
				UNEMPLOYMENT	275-518.10-51390	1,462.30
				MEETINGS, CONFERENCE, CONVENT	275-518.10-52160	525.00
				OTHER SUPPLIES AND EXPENSE	275-518.10-53190	144.76
				TELEPHONE	275-518.10-54070	24.75
				OLD BAYSIDE SHARE	275-518.10-55080	50.00
				BAYSIDE GENERAL FUND SHARE	275-518.10-55082	970.88
				NORTH SHORE COURT STATE SHARE	275-518.10-55083	14,159.35
				NORTH SHORE COURT COUNTY SHARE	275-518.10-55084	3,722.13
				OLD BROWN DEER SHARE	275-518.10-55086	7,170.89
				BROWN DEER FUND SHARE	275-518.10-55087	9,479.85
				PANDEMIC REPOSE	290-524.41-53166	146.64
				MMSD-ICA EXPENSE	420-540.40-54152	215,518.57
				I-43/PORT RD UTILITIES	420-540.40-58002	2,422.22
				ROAD RECONSTRUCTION	420-540.40-58003	539,755.28
				WATER MAIN REPLACEMENT	420-540.40-58004	28,190.40
				WATER UTILITY CAPITAL PROJECT	420-540.40-58005	12,610.21
				SILVER SPRING RD	420-540.40-58022	103,689.44
				JEAN NICOLET RD	420-540.40-58028	1,025.05
				PUBLIC WORKS YARD	420-540.40-58048	76,107.50
				CENTRAL DISPATCH	420-540.40-58057	33,574.00
				POLICE CAPITAL ITEMS	420-540.40-58063	25,804.54
				GREEN BAY (SILVER SPRING TO GOOD HOPE)	420-540.40-58077	17,861.53
				MMSD FLOODWAY PPII	420-540.40-58097	8,279.47
				PUBLIC WORKS EQUIPMENT	420-540.40-58310	5,285.00
				TIF EXPENSE	478-580.80-51587	2,634.50
				CUST ACCTS RECV AREA 1 WATER	900-000.00-14210	239.36
				CUST ACCTS RECV AREA 1 SEWER	900-000.00-14211	147.21
				STORM WATER FEES	900-000.00-14250	20.00
				ENVIRNOMENTAL REV	900-000.00-14260	12.00
				PURCHASED WATER	900-500.00-06020	64,853.50
				OTHER MATERIALS	900-536.62-53160	1,330.58
				CONTRACTUAL SERVICES	900-536.72-54150	4,650.00
				OTHER MATERIALS	900-536.73-53160	826.14
				CONTRACTUAL SERVICES	900-536.73-54150	1,439.50
				CONTRACTUAL SERVICES	900-536.75-54150	1,846.00
				OTHER MATERIALS	900-539.02-53160	319.23
				OFFICE SUPPLIES AND EXPENSES	900-539.20-53921	61.35
				OUTSIDE SERVICES EMPLOYED	900-539.20-53923	7,614.03
				EMPLOYEE CLOTHING/EYE CARE	900-539.20-53929	224.74
				ADMINISTRATIVE-METER READING	900-539.30-53902	185.88
				CUSTOMER RECORDS	900-539.30-53903	1,030.00
				OUTSIDE SERVICES EMPLOYED	900-539.30-53923	2,987.50



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Glendale Zip Code Survey Results

FROM: Karl Warwick, City Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: N/A

Budgeted Expenditure: N/A

Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A

Municipal Code: N/A

BACKGROUND & ANALYSIS: The Common Council authorized a survey of resident and business owner options in the Glendale ZIP codes and the impact of those codes on the delivery of various services. The results of the survey that closed in late December are enclosed.

RECOMMENDATION: Review the results of the zip code survey.

ACTION REQUESTED: Review the results of the zip code survey.

ATTACHMENTS:

Zip Code Survey Results, Zip Code Narrative

Overall Results

Results by Zip Code

Results By Aldermanic District

Which ZIP Code do you reside or own a business in?

Answer Choice	Response Count	Response Percentage
53209	402	60%
53217	272	40%
53212	1	0%
Total Responses	675	

Which Aldermanic District do you reside/own a business in?

Answer Choice	Response Count	Response Percentage
One	53	8%
Two	76	11%
Three	109	16%
Four	69	10%
Five	72	11%
Six	63	9%
Don't Know	233	35%
Total Responses	675	

Are you a business owner or resident?

Answer Choice	Response Count	Response Percentage
Resident	654	97%
Business owner	21	3%
Total Responses	675	

53209		53217	
392	98%	262	96%
10	2%	10	4%
402		272	

District 1		District 2		District 3		District 4		District 5		District 6	
51	96%	75	99%	107	98%	67	97%	70	97%	62	98%
2	4%	1	1%	2	2%	2	3%	2	3%	1	2%
53		76		109		69		72		63	

How long have you been at your current address?

Answer Choice	Total																	
	Total Count	Percentage	53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
Less than 1 year	21	3%	14	3%	6	2%	2	4%	1	1%	1	1%	1	1%	0	0%	4	6%
1-3 years	60	9%	37	9%	23	8%	7	13%	7	9%	3	3%	2	3%	4	6%	5	8%
3-10 years	180	27%	113	28%	67	25%	19	36%	23	30%	19	17%	20	29%	16	22%	5	8%
More than 10 years	414	61%	238	59%	176	65%	25	47%	45	59%	86	79%	46	67%	52	72%	49	78%
Total Responses	675		402		272		53		76		109		69		72		63	

Before this survey, were you aware that the City is exploring changes to its ZIP Code boundaries?

Answer Choice	Total																	
	Total Count	Percentage	53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
Yes	398	59%	221	55%	177	65%	25	47%	49	64%	84	77%	45	65%	43	60%	40	63%
No	277	41%	181	45%	95	35%	28	53%	27	36%	25	23%	24	35%	29	40%	23	37%
Total Responses	675		402		272		53		76		109		69		72		63	

Are you familiar with the current ZIP Code boundaries?

Answer Choice	Total																	
	Total Count	Percentage	53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
Very familiar	138	20%	75	19%	63	23%	8	15%	20	26%	35	32%	13	19%	19	26%	16	25%
Somewhat familiar	382	57%	226	56%	155	57%	32	60%	40	53%	61	56%	40	58%	41	57%	34	54%
Not familiar	155	23%	101	25%	54	20%	13	25%	16	21%	13	12%	16	23%	12	17%	13	21%
Total Responses	675		402		272		53		76		109		69		72		63	

Have you experienced any confusion, inconvenience, or issues related to your current ZIP Code?

Answer Choice	Total		53209				53217				One		Two		Three		Four		Five		Six	
	Total Count	Percentage																				
Mail delivery issues	136	20%	115	29%	20	7%	9	17%	20	26%	4	4%	20	29%	20	28%	18	29%				
Mail-in absentee ballots not being delivered on time	18	3%	14	3%	3	1%	3	6%	3	4%	3	3%	2	3%	1	1%	2	3%				
Emergency service response issues	20	3%	16	4%	3	1%	4	8%	1	1%	2	2%	2	3%	3	4%	3	5%				
Problems with online forms or services defaulting your city to 'Milwaukee'	365	54%	278	69%	86	32%	26	49%	50	66%	25	23%	49	71%	45	63%	48	76%				
School district or municipal service confusion	26	4%	18	4%	7	3%	2	4%	2	3%	3	3%	5	7%	3	4%	1	2%				
Property value or car insurance concerns	250	37%	215	53%	34	13%	15	28%	42	55%	11	10%	36	52%	40	56%	35	56%				
Milwaukee City Sales Tax Miscalculation	234	35%	194	48%	39	14%	15	28%	30	39%	14	13%	34	49%	40	56%	39	62%				
Misidentification of the City where you live	305	45%	234	58%	70	26%	18	34%	44	58%	24	22%	44	64%	41	57%	41	65%				
No issues	225	33%	65	16%	158	58%	19	36%	20	26%	72	66%	13	19%	13	18%	7	11%				
Other	13	2%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%				
Total Responses	675		402		272		53		76		109		69		72		63					

How important is it your ZIP Code reflect your community identity?

Answer Choice	Total		53209				53217				District 1		District 2		District 3		District 4		District 5		District 6	
	Total Count	Percentage																				
Very important	326	48%	202	50%	123	45%	24	45%	34	45%	51	47%	37	54%	41	57%	41	65%				
Somewhat important	195	29%	114	28%	81	30%	15	28%	28	37%	30	28%	16	23%	21	29%	12	19%				
Not important	154	23%	86	21%	68	25%	14	26%	14	18%	28	26%	16	23%	10	14%	10	16%				
Total Responses	675		402		272		53		76		109		69		72		63					

If changing your ZIP Code could improve delivery, services, and other aspects tied to ZIP Codes (sales tax, car insurance, etc.) how supportive would you be of a change?

Answer Choice	Total		53209				53217											
	Total Count	Percentage	53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
Strongly support	339	50%	288	72%	51	19%	26	49%	51	67%	9	8%	55	80%	49	68%	48	76%
Somewhat support	117	17%	60	15%	56	21%	7	13%	8	11%	13	12%	6	9%	14	19%	10	16%
Neutral	87	13%	30	7%	57	21%	10	19%	7	9%	21	19%	1	1%	4	6%	2	3%
Somewhat oppose	23	3%	6	1%	17	6%	4	8%	3	4%	9	8%	0	0%	1	1%	0	0%
Strongly oppose	109	16%	18	4%	91	33%	6	11%	7	9%	57	52%	7	10%	4	6%	3	5%
Total Responses	675		402		272		53		76		109		69		72		63	

ZIP Code changes can sometimes affect insurance rates, delivery zones, or perceptions of the neighborhood identity. How concerned are you about these types of impacts?

Answer Choice	Total		53209				53217											
	Total Count	Percentage	53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
Very concerned	281	42%	152	38%	129	47%	19	36%	29	38%	58	53%	27	39%	33	46%	24	38%
Somewhat concerned	172	25%	106	26%	65	24%	14	26%	20	26%	22	20%	17	25%	13	18%	15	24%
Slightly concerned	96	14%	65	16%	31	11%	9	17%	12	16%	7	6%	13	19%	12	17%	8	13%
Not concerned	126	19%	79	20%	47	17%	11	21%	15	20%	22	20%	12	17%	14	19%	16	25%
Total Responses	675		402		272		53		76		109		69		72		63	

Would you prefer to keep your existing ZIP Code if possible?

Answer Choice	Total		53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
	Total Count	Percentage																
Yes	365	54%	123	31%	241	89%	36	68%	29	38%	104	95%	21	30%	24	33%	14	22%
No	164	24%	158	39%	6	2%	7	13%	27	36%	2	2%	29	42%	25	35%	30	48%
No preference	146	22%	121	30%	25	9%	10	19%	20	26%	3	3%	19	28%	23	32%	19	30%
Total Responses	675		402		272		53		76		109		69		72		63	

Would you support removing 53209 and 53212 from its association with the City of Milwaukee?

Answer Choice	Total		53209		53217		District 1		District 2		District 3		District 4		District 5		District 6	
	Total Count	Percentage																
Yes	398	59%	310	77%	88	32%	28	53%	53	70%	25	23%	51	74%	54	75%	52	83%
No	81	12%	31	8%	49	18%	4	8%	6	8%	28	26%	5	7%	7	10%	4	6%
No preference	196	29%	61	15%	135	50%	21	40%	17	22%	56	51%	13	19%	11	15%	7	11%
Total Responses	675		402		272		53		76		109		69		72		63	

If your area were considered for a ZIP Code reassignment, what factors should the City prioritize? (Choose up to three)

Answer Choice	Total		53209		53217		One		Two		Three		Four		Five		Six	
	Total Count	Percentage																
Municipal/service boundaries	184	27%	124	31%	58	21%	16	30%	19	25%	16	15%	20	29%	19	26%	22	35%
Mail-in ballot delivery	93	14%	56	14%	35	13%	10	19%	14	18%	10	9%	12	17%	9	13%	10	16%
Postal service efficiency	292	43%	186	46%	104	38%	19	36%	31	41%	36	33%	35	51%	33	46%	34	54%
Proper sales tax	403	60%	273	68%	128	47%	24	45%	46	61%	45	41%	47	68%	54	75%	48	76%
Insurance rates	456	68%	298	74%	156	57%	31	58%	58	76%	53	49%	51	74%	58	81%	44	70%
Business/delivery convenience	80	12%	45	11%	33	12%	8	15%	6	8%	7	6%	6	9%	9	13%	11	17%
Public safety and emergency response	273	40%	171	43%	100	37%	21	40%	25	33%	36	33%	23	33%	32	44%	32	51%
Resident preference	183	27%	73	18%	108	40%	17	32%	15	20%	50	46%	17	25%	11	15%	9	14%
Other	30	4%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Total Responses	675		402		272		53		76		109		69		72		63	

Please describe any ZIP Code-related issues you've experienced

None

53209 without 1815 is confusing.

A lot of online defaults to MKE and even when trying to change to Glendale it goes back to MKE.

Also, auto and home owners defaults to MKE although that can be corrected

ABSOLUTELY NO ISSUES!!!! REMOVING ZIP CODE 53217 WILL ONLY CREATE ALL OF THE ABOVE ISSUES FOR US

Alderman changes

All 9f the above

All of the above I have checked has caused issues. I often default to Milwaukee and need to tell folks to delete Milwaukee and manually type in Glendale. Always having

Iâ€™m all in for a zip code change.

All per above check marked

all that are checked. Many sales tax errors after increase. Getting killed on insurance rates due to the 209 zip. Many autofill forms default to Milwaukee

almost all on line purchases auto update to Milwaukee (not Glendale).

Always defaults to Milwaukee or Fox Point, never Glendale.

Always listed as Milwaukee even though we live in Glendale

Any issue that happened was remedied with little or no involvement to me within a very short while.

Around half of the time I am identified as a Milwaukee resident - one tenth as a River Hills resident. Sometimes I can not correct it. I belive sales taxes are calculated wrong

As a real estate agent, I've had to deal with both real estate agents and appraisers who don't know that Glendale 53209 and Milwaukee 53209 are two very different neigh

As listed above

As noted above

At least one Glendale business was charging Milwaukee sales tax about 2 years ago. Haven't been back since.

Auto insurance is higher due to Milwaukee shown as 53209 zip code. Some delivery confusion,

Auto insurance is more expensive, people often default the city to Milwaukee instead of Glendale.

Being charaged more tax

Being charged City of Milwaukee sales tax. Insurance premium issues.Car license issues.

Being told my city is wrong when I enter Glendale, online retailers forcing me to say Bayside, whitefish bay or on occasion Milwaukee

Buying a car - we were taxed the city of Milwaukee rate.

Called 911 and was initially routed to Milwaukee and had to be transferred to north shore EMS

Car insurance are rated higher for 53209 becasue we are part of Milwaukee

Car insurance costs are higher in some zip codes which, in my opinion, is unfair. People move to Glendale to shed some of the negative haze that unfortunately is associ

Car insurance higher

Car insurance premiums

Car insurance prices

Charge city of Milwaukee state taxes, problems with online forms and services defaulting to Milwaukee and miss identification of the city where I live.

Charged for Milwaukee sales tax online, post office problems

Charged Milwaukee taxes on streaming services

Concerned that property value is decreased and insurance costs increased because 53209 includes Milwaukee.

Crappy service via 53209 post office.

53209 populates as Milwaukee In tax and other forms,

Default address not always Glendale

Defaulting to Milwaukee rather than Glendale

Defaults to Milwaukee on many online forms. Want Glendale to not be associated with Milwaukee for concerns about insurance/etc.

Delivery time and reliability. I don't send mail from my mailbox, especially business-related because I'm not sure it will get to its destination. I always go to the Whitefish I

Delivery, Sales Tax

DMV issues regarding the wheel tax

End up occasionally, paying Milwaukee is slightly higher sales tax.. I'm not sure but auto insurance could be higher.

frequent issues with address showing as Milwaukee not Glendale for many companies and originations.

insurance qualifying address as city of Milwaukee

Friends, relatives often confused as to whether I live in Glendale or Milwaukee. Complimentary address labels I receive default to "Milwaukee", also when I print mailing l

I am also aware of the Milw. city sales tax implications and have concerns about the default affecting my car insurance premiums.

Getting charged Milwaukee city taxes, car and Glendale biz that think they have to pay city tax because of zip confusion

Had a few issues and it was corrected.

Health related services for billing need name address and city before they can talk to me and when I say Glendale they always ask is there another city I live in

Higher insurance because were lumped in with Milwaukee

Higher insurance rates, default milwaukee address

Higher insurance rates, problems with online forms.

Hospitals getting upset that I don't confirm my address as Milwaukee

I always assumed our little neighborhood was Glendale, when our neighbors ran into the issue of school zoning, they were redlined from the school that is a mile away f

I believe we pay higher insurance rates because of the shared zip code with Milwaukee.

Sales tax confusion.

I consistently get charged the wrong sales tax rate and then have to argue with companies to get it changed/refunded. At least one of them refuses to fix it.

I do not like sharing my zip code with Milwaukee. Period. We pay way too much in taxes to share this zip code. Yes, car and home insurance is terrible. 53209 is crime ridc

I don't know if the mail delivery problems are related to my zip code, I believe it's the actual postman.

When putting my address in any form on line, it changes Glendale to Milwaukee, instantly.

I don't understand what mail has to do with our zip code changing. It is unassociated with The City Of Glendale. Any issues that have arisen with mail delivery is directly defaulting to Milwaukee. We will have to go through the hassle of changing our zip on all of our accounts. Glendale pulling the wool over people

I don't have any other than the tax issue.

I don't use the 53209 post office. I go to North Shore PO for any needs.

I feel that being in 53209 causes my insurance rates to be higher due to the inclusion of high crime areas

Whenever my address is verified online, ordering it corrects to Milwaukee versus Glendale

I have found the post office service more efficient than the service in other locations.

I have had no issues at all and I have lived here since 1995. My husband has been here 23 yrs and has had no problems at all. I see no need to upend everyone's lives for

I have had no ZIP Code related issues. ZIP Codes are irrelevant to community identity or anything except who delivers my mail. It's crazy that we are wasting energy on

I have not experienced any issues, and do not want my zip code changed.

I have not had issues.

I haven't had any problems with mail.

I haven't had any.

I often have to clarify that I am city of Glendale not Milwaukee or Whitefish Bay.

I prefer that my zip code would not change

I strongly oppose any changes to my current, 53217, ZIP code.

I've definitely had my address default to Milwaukee leading to paying higher taxes on goods/services. Most of the time it's not worth trying to fix the issue. But it is a pain. I'm good

In general, I have not had any problems with mail delivery

In October, a contractor who did gutter cleanouts said we were not in his service area. I double-checked and his website listed Glendale as one of the areas.

Insurance is higher based on zip code

Insurance rates and online forms are the biggest issues.

IRS defaulted me to Milwaukee then froze my filing status when I submitted Glendale

It defaults to Milwaukee on some online forms, but I wouldn't say that it's a problem.

It is impossible to know the real reason why the change is being silently pushed forward. I have a distrust of our local politicians and suspect the worst. It is increasing the

It's not actually caused any problems but although we live in Glendale our address is often pre-filled as Milwaukee. I just correct it.

Just problems with online shopping. I feel like my pride in my city of Glendale is crushed when it says Milwaukee when online shopping.

Knowledge that our homeowners and car insurance premiums are inflated due to the excessive crime in Milwaukee

Special deliveries can be delayed

Mail arriving as Milwaukee which should be Glendale.

Mail delivery, identification as a Glendale resident

Mail keeps wanting to list us as Milwaukee

Mail/ package not always being delivered.

Mailing and online address search will sometimes show or default my home address to the city of Milwaukee instead Glendale. This sometimes causes confusion. For example
Mainly just related to purchases online.

Milwaukee wheel tax needs to be explained and corrected.

Misbilled from online services. Insurance issues. There are too many issues

Misidentification of city for forms, especially forms relating to my disabled daughter's support services through the county. Miscalculation of fees for car registration tax

Misidentification of city sales tax. Property Insurance

Missed import mail. Tax issues. Delivery issues. Pay more for home and auto as 53309 is a bad zip code for insurers

Monroe auto service on Port Washington insisted on changing Milwaukee sales tax. Reported to WI DOR but website says no action if under \$50.

most of my mail says Milwaukee. we are charged Milwaukee city sales tax

Mostly mail issues

Mostly online forms defaulting to Milwaukee, especially on shipping address.

My address often defaults to Milwaukee online

My car insurance is the biggest issue for me. My agent said it was because of the zip code.

My employer's database refuses to acknowledge Glendale as my city of residence. It defaults to Milwaukee, which means that any of their published data on where their employees live is wrong.
N/A

N/A

No issues

No issues - do NOT change 53217. If it drives up costs due to the change, it is more of an incentive to leave the community.

No problems that I know of

None

None

None

NONE

None

None

None

None at all

None other than the options given.

None unless you change it then my entire digital and banking footprint needs to change

None. I prefer my zip code.

Not significant enough compared to what it would be if I had to get new identifications, passports, register my address with every bank, business, retirement, tax account

Numerous national vendors will charge city sales tax on purchases or services. Has been nearly impossible to resolve.

Occasional mis-deliveries

Often comes up as Milwaukee online and when it is looked up

On going tax increases related to referendums being passed,

have been out of control. Why do the tax payers have to fund school district mis management of budgets.

Online shopping usually has us listed as Milwaukee WI instead of Glendale. Easily changed.

Online forms consistently default to Milwaukee and sometimes can't be overridden. I've had sales tax issues but haven't kept track if they continue. I haven't

Online forms/services always default to Milwaukee as our city. Our car insurance rates have spiked due to living in Milwaukee. We have been charged the Milwaukee sales

Online ordering

online ordering, some times it will the 53209 zip code will direct my city of Glendale to Milwaukee.

Online shopping defaults to Milwaukee. My car lease is higher due to the Milwaukee default.

Online subscriptions, such as Tidal (music), were charging us Milwaukee sales tax. When we brought it to their attention it took months to correct because their software c

Ordering online seems to default to Milwaukee, not Glendale

Our address is constantly switched to Milwaukee when trying to order items online and has us at the higher sales tax. Our car insurance is also higher due to being in 5320

Our car insurance is much higher in the 53209 zip code. We have never used the Tetonia post office.

Our mail delivery is extremely late, sometimes coming after 7:30 pm but almost always never before 5 pm

Our mail is delivered after 5:00pm on most days.

Packages late or lost, insurance agencies and other services defaulting our city to Milwaukee when it should be Glendale

Paid a "security fee" to have a man sit outside with a tool truck when I had construction work done. Paid extra for car insurance. Pay MKE city sales tax often

People and companies are very confused when I type in or say a different city than what comes up. Usually saying Milwaukee works out, but not always. The sales tax als

Poor delivery of mail - varies over time

Post Office delivery issues off and on for thirty plus years.

Post office-You don't know that that's the one you have to go to until you get turned around by the one in Whitefish Bay.

Car insurance - I'm paying approximately 30% more than somebody outside of my ZIP Code for the exact same cars because of the poor car insurance coverage in Mil

problem with late mail delivery, lost mail. Ordering items online correcting to Milwaukee not Glendale

Problems with online forms, applications etc.

Purchasing furniture. Could not get sales to not charge the 2% city of Milwaukee tax

Redlining

Refer to the above

Referring to Glendale as Milwaukee.

Rejected mail

Sales tax confusion;

Sales tax issues, defaulting to MKE. Most businesses want to change our zip code and city to MKE.

Sales tax overcharged

many business bills or subscriptions list Milwaukee and do not have the ability to list Glendale

Sharing the ZIP Code, with the city of Milwaukee has affected the cost of our auto insurance, online ordering not allowing us to use city of Glendale, which makes for the t

So much of my mail is addressed to Milwaukee rather than Glendale. Also, I've seen businesses in the area struggle with the sales tax issues since their implementation b

Some "suppliers/service providers" will no longer provide services based on 53209, even if you state you are 0.5 miles close to 53211, o the most applicable zip cc

Mail order & internet provides default, many times to MKE.

Some Fed Ex delivery drivers were confused by packages where the shipping address was Glendale WI and defaulted to Milwaukee in their system - and failed to deliver

Some online forms default to Bayside instead of Milwaukee.

Some service companies won't service the 53209 zip code.

Some things default to Milwaukee and won't let me change to Glendale.

Sometimes businesses think we live in the city of Milwaukee when they mail things to us, but we still seem to get mail delivered without issue.

Sometimes forms / purchases online automatically switch Glendale to Milwaukee. That's not a big deal for me, though--things still arrive.

Sometimes with online purchases, when I put in 53217 it defaults to Bayside and I have to change it to Glendale.

Still getting charged Milwaukee sales tax for many online services. Had Milwaukee paramedics respond to call for service and it was awful compared to North Shore. Also

Tax calculations with Milwaukee city taxes. Horrible. Incorrect auto fill. People refusing to believe I live in Glendale because they see it as Milwaukee in their standard infor

Tax issues and car insurance issues

The big one is obviously the tax miscalculation of 5.9% or like it should be or 7.9% which is Milwaukee and a lot of times that because of the ZIP Code it defaults to that a

The biggest is that I constantly have to correct online forms which insist I live in Milwaukee, or which won't allow me to use Glendale as my city.

The issues with mail delivery that exist are related to the post office, not the zip code. Changing the zip code will not fix the problems with mail delivery.

The mail company tries to put the city as Milwaukee instead of Glendale.

The mail issues are from the lack of staff at all post offices. It is NOT a zip code or municipality issue.

The most important thing with an issue is how more we are paying on our car insurance and home owners insurance.

Defaulting of our city to Milwaukee instead of Glendale

The most recent was a large purchase that was taxed higher because the business could not change the default address. \$1613.00 changed to \$1649.00 because of Mil

The newest frustration is the city of Milwaukee sales tax issues. Same with vehicle registration. One of my two cars shows as Milwaukee, the other Glendale for the same a

The place where I work lists my home address on my W2 and makes me nervous about taxes WILL NEVER fix its database, it is listed as Milwaukee, WI 53209. Ive worked

problems.....yet

The zoning is illogical for schooling assignments. The schools closest to the ZIP code (multiple within 1 mile) do not allow children from our neighborhood and instead :

These are not major. Some services just listed as Glendale, others listed as Milwaukee.

This zip code change is unnecessary and I'm concerned that these proposed changes will prove detrimental and result in negative consequences for many

We have a neighbor that runs a commercial business out of his residence, I can't believe any CITY allows that. and it has been reported with, apparently, no consequence

We have experienced problems with food delivery to our house, seemingly based on our zip code and location of our street east or west of Green Bay road. Jimmy John's

We have not sure about insurance since we haven't changed it for a long time. If it helps lower rates so we are considered Glendale and not the city of Milwaukee we would

We haven't had any problems at our business

We haven't had any real issues with mail delivery, except for the occasional lost piece of mail.

We sometimes get charged at the Milwaukee sales tax rate when making purchases, but this is typically rectified when we call it out.

When entering my address online, it always defaults to Milwaukee, instead of Glendale. I have had instances where the system would absolutely not let me change the city

When filling out online forms, the city defaults to Milwaukee, so I delete it and add Glendale.

When making purchases online, it almost always defaults to the city of Milwaukee.

Will default to city of Milwaukee rather than Glendale.

Zero

Zero.

Zip often comes up Milwaukee

What concerns, if any, do you have about changing ZIP Code boundaries?

None

A huge hassle to contact every credit card, bank, religious institution, friend, relative, attorney, etc who has and uses my address. Also, a lot of confusion for EVERYONE Administrative confusion and complications with everything we have tied to our address and current zip code. This is a huge hassle for residents and seeing as we have ex

All my contacts, personal and businesses, have my current zip code and it seems like a nightmare to notify all of them of the changes.

All of my current marketing will be incorrect which will affect marketing and deliveries for at least the next 2 years.

Any possible unintended consequences. For example changing government issued documents, employer docs, etc

At age 83, living in 53217 for 50+ years, I really do not want the bother of having to switch all of my correspondence, pensions, magazines, etc. to a different ZIP code.

Based on the next question, we are not concerned as a change should be an improved outcome

Being in 53217, combining all of Glendale is NOT a good option. There is a difference in crime statistics for those bordering Milwaukee versus those bordering Fox Point/W being tie in with milwaukee county

Can be cheaper for things through Milwaukee zip code compared to Glendale zip code

Car and Home Insurance increases.

Cost for everyone to make the change

Change address and all the things you have to change-

change in insurance premiums for the worse

Change in zip code will affect insurance rates. Not only costs but identification changes are time consuming. All the banking, bills, driver license, identification etc, etc, e

Changing all auto-fill forms with a different zip. Hassle.

Changing all my correspondence labels and incoming/outgoing correspondence.

Changing all of our related information like credit cards mailing address etc. That maybe a big headache.

Changing my 53217 zip code would raise my insurance rates. Therefore I am opposed to changing it.

Changing my zip code sounds like much more of a burden than keeping things as they are currently.

Changing my zip code will cause problems for me

CHANGING OUR 53217 ZIP CODE WILL NOT IMPROVE ANY OF THE ABOVE.

Changing our zip code will not make things easy. I'll have to change all my accounts with it. This is not going to make my delivery services any better. Our insurance rates

Changing to another zip code from 53217 would be an oppressive burden for this household. Tax issues have already been corrected. Insurance increases resulting from

Changing ZIP codes would be extremely tedious and even a bit expensive. So many sign-ons, pass codes and financial transactions are linked to ZIP codes. How confusi

Communicating the change and managing that communication can be difficult

Complexity of changing address and updating many stakeholders.

Location of current post office is convenient, pleasant and strongly preferred.

Opposed to cost of building new post office building if this process were to require that.

Concerned that this change would have a significant negative impact on insurance rates

Continuity of retail, mail, and delivery services

Cost !

Cost and difficulty correcting databases.

Costs involved in creating a new zip code.

Could increase taxes for the worse, inconvenience of changing address info

Do not change 53217 zip code

Do not change 53217 zip code

Do not change the 53217 zip code

Do not want to be affiliated in any way to MKE. Prefer to keep 53217 zip code in accordance with the rest of north shore, esp since post office is in Glendale.

Don't change 53217 just because the other Glendale zip codes prefer to move away from Milwaukee. The change could lead to some of the concerns you site above

Don't mess with what works!

Don't want any increase in taxes or charges.

Getting mail and packages during zip code changeover.

Don't want my taxes to increase

Don't want the hassle of zip change

Fear of the opposite stated goals that would be talked about with a zip code change.

For all the benefits I would see, I could also see errors in deliveries, updating personal info, etc. during the transition time. I don't know enough to know the answer, and I

Gerrymandering in local, state and federal politics. I believe that more information is needed on the quantity in dollars of all grant monies distributed to current Schools,

Give us time to notify the organizations we do business with of the change.

Glendale needs a zip code of its own. The 53209 post office is not a good one to use and its and extre 5 to 7 minutes to drive over to that location, would be better to sha
government suggesting changes to sales tax based on zip code has me concerned. it almost always implies an increase.

Having to change checks and any other material that has my 53209 zip code on it if I need to change it. Added cost and time.

Having to change every database that uses my address

having to change the address on all bills, social security, taxes, bank account, etc.

Having to charge all my documentation based on zip code change

Having to inform so many places to change my ZIP Code. It would really be a big hassle.

Homeowners and auto insurance premiums

Honestly if it is not staying 53209, it would be a nightmare to change hundreds of ids, forms, and double the work, I handle all homecare for my mother also at a 53209

How it could affect car insurance. Rates are already so high

How much confusion would this cause, since it seems that most of Glendale is in the 53209 zip code.

I am activeduty Air Force. My home address is tied to everything in the military and I am deploying. It would not be an easy change of address for me but it would be notice

I am concerned about the headaches it would cause in changing every aspect of my life related to my address. There is no pressing reason for this arbitrary change. There

I am concerned about the initial disruption that comes about with any change but I think it would be temporary.

I am concerned that a new zip code will cause disruptions in mail delivery

I am concerned that this may negatively impact my house's value, tax rate, reputation of the area where we live, etc

I am highly skeptical of a zip code change. This will be bad for me.

I am very concerned over increase in car and home insurances! I also am very concerned over the time it will take to contact all the businesses and , licensing, and banks

I am worried that customers might not find our location if the zip is changed.

I assume i'm obligated to inform all relatives, friends, business institutes

I believe our 53217 zip code is a great area and that a zip code change could increase our insurance rates.

I believe this has changed multiple times in the past. If it is to change again, I want to be sure it's a long-term improvement.

I do not believe it is worth the HASSLE of changing documentation, and without CLEAR proof of impact on insurance rates, etc., this does not seem to be an effective idea

The questions below make no sense. How do you "remove association"?

I do not think changing the zip code will improve mail service.

I do not want a new zip code that could affect my insurance rates, sales tax, etc.

I do not want my zip code changed! It needs to remain 53217. That's why I moved here!

I do not want my zip code to change!

I do NOT want our ZIP code changed!

I do not want to change my zip code as it will affect business in negative ways

I do not want to change my zip code. Several of my professional licenses are tied to this address and zip code. I have to stop working while the address change goes through

I do not wish to change my zip code

I don't want to change my zip code. I do not experience issues with my 53217 zip code. Don't try and fix something that's not broken.

I don't want to change zip codes that result in higher insurance rates.

I don't have any

I don't have problems with any of those services.

I don't want my ZIP code changed.

I don't want to change my driver license, etc., because I got a new Zip code.

I don't want to change my zip code

I don't want to change my ZIP Code because it will lead to mail not being delivered.

I feel that this initiative is based on racism, not inconvenience and therefore don't ensure changing anything.

I grew up with a 53217 zip code. I'm very happy having the same zip code as I did growing up.

I have concerns that the mayor went against common councils vote to unilaterally decide to add zip code consolidate to a bill & this survey is an after thought to cover up

I have never had problems and I like my zip code.

I have no concerns.

I have no issues with changing my zip code, go for it!

I have not experienced any issues connected to my current ZIP code. I don't want to change what is not broken. Also, I don't want to go through the hassle of changing m

I live near Bayshore and I like the convenience of having my post office be on Lydell.

I strongly oppose any changes to my current, 53217, ZIP code.

I think a zip code change will cause problems for my business.

I think changing zip codes will not be good.

I think it would result in needless paperwork.

I think my 53217 zip code gives a financial benefit in insuring my home and car.

I want to be identified as a ,Glendale resident

I want to keep my 53217 zip code!!! I am concerned insurance rates will hike, property values lowered and incredible hassle having to change.

I want to keep my 53217 zip code.

I want to keep my current zip code.

I want to know the real impact-

I wholeheartedly agree with the zip code changeâ€™s purposed. If we can save some money with cheaper tax rates that would be great. Itâ€™s also nice when I go to purc

I would be totally against changing ZIP Codes at this point it would cost us quite a bit of money to change over everything from identification in our website to all our pap

I would have more concerns if you donâ€™t change it.

I would like to be in 53217 because of sales tax, car insurance, and car sales.

These things would be higher in 53209. And Milwaukee taxes are used for shipping.

I would need to understand the specifics.

I would support only if it doesn't exclude resources and accessibility to others.

Iâ€™d have to update online forms. Iâ€™d have some concerns about my mail possibly being interrupted by this change, but I believe USPS could handle this problem.

If it would result in raising taxes Iâ€™d be against doing it

If the zip code changes, would that affect mail? How long would I receive mail sent to me with the wrong zip code?

If we're moving to 53217, fine. That's more on my "route" now.

If we're all moving to 53209, I'm not so happy. That's NOT on my regular route.

If zip codes change, the zip codes would no longer correspond to the current post office locations. This, plus the confusion involved in changing of the mail routes will n

I'm afraid it will take a long time. Get working on this!

impact on taxes. seems like

Inconvenience, association with less desirable neighborhoods that could impact housing prices

Increase in insurance and all associated issues and costs associated with switching.

Increase in taxes etc

Increased car insurance rates

Informing employer, friends, family, services, retailers, everyone with the old zip code that my address has changedâ€™ thatâ€™s a chore.

Initial confusions, changing all of our documentation

Insurance costs will most likely rise. The general cost and time to the business community and the residential community to change. Lots of effort to something that doe

Insurance rates.

Interruption of mail, further misunderstanding of city/village affiliation

It all depends on where the boundaries would be located and if they were exclusive to the city of Glendale as well as surrounding northern communities.

It likely affects my insurance rates negatively.

It makes all of banking credit card and all online accounts as invalid - this obviously not well thought out this survey does not even mention this major impact

It sounds like it would cost businesses, and to some extent, the government (taxpayers) of Glendale, a disproportionately large amount of money to execute this seemin

It will be a hassle to change driver's license, stationery, etc.

It will be costly for my business. I would have to change licenses, stationary, plus all my online info. For what??? Everything is fine the way it is. If it isn't broke - don't fix

It will be expensive for me to change zip codes.

It will screw everything up, cost a ton of money and time to in form every single business, friend, acquaintance, have stationery redone. It's a nightmare!!!!

It will take a while to change everything, but it will be worth it.

It would be a considerable amount of work to update my zip code in all of the places it is used - utilities, banking, credit cards, various accounts, entities that send corres

It would be a huge waste of time and energy to change zip codes. I am strongly opposed to this.

it would be a lengthy process.

It would be extremely disruptive and totally unnecessary. The inconvenience of changing addresses would be immense. Also, insurance rates would likely go up, which

It's a lot of work to update al the records.

It's unnecessary and a waste of resources.

Keep 53217 and create a new Glendale only zip west of the river.

Mail changes, insurance changes, credit card verification changes, tax issues, business identification, costs of changing the zip code for us

Changing the zip code makes zero sense. We moved to the 53217 zip code to be in that zip code

Mail delivery confusion. Will we get our mail if it has our old zip code on it.

Mail delivery problems will occur if ZIP codes are changed.

Mail delivery will be disrupted, my insurance rates will go up.

Mailing/delivery issues going from one to another for deliveries I have scheduled for years. Changes with deliveries/mail usually don't end well.

Major inconvenience

making all of Glendale like Milwaukee i think would increase the problem

Milwaukee, being the most segregated city in our nation, is rooted in systemic racism. Our zip codes reflect that. If we're changing zip codes the keep Glendale separate fro

Mine changing and having other remember to change it to the new one. Having to update my ZIP Code on all of my bills and information. 53217 has been my ZIP Code f

Misdelivered mail

My address is recorded with MANY services, and the problems I've had have been extremely minor (websites very occasionally defaulting it to the wrong city). So changin

My family has been in this house and zip code for 25 years and we donâ€™t want to change.

My mail won't be delivered on time.

Need to have explained what is the risk/consequences should one not advise mail sources of a ZIP Code change. How much effort/what effort is necessary after a ZIP co
I dn't know enough abt how dif ZIP codes effect me to answer many Q.

Needing to change all of my information, printing new letterheads etc. This would take time and money.

No concerns

No concerns

No concerns. Insurance would probably be cheaper.

No concerns. Please make it happen.

No significant issues.

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

none cant come soon enough!

None at all.

None, as long as we are separate from Milwaukee.

None, I think itâ€™s important for zip codes to reflect the community you live in.

None, just do it ASAP

None.

None.

None.

None. Do not change the zip codes

Not concerned as long as there's no change to current 53217.

Not sure what the issue with zip code is.

Not to informed on zip code changes problems

Only concern would be if it effects voting maps and gerrymandering.

Pain in the ass

Possible cost is of concern. If benefits outweigh cost I am in favor.

possible issues regarding prompt US Mail delivery services, i.e., prompt forwarding of older mail to the new zip code, city, county or state governmental issues.

Potential issues with a large amount of digital services, financial institutions, authentication, etc. currently associated with my zip code

Probably some minor confusion, but I frequently use the Lydell post office, as well as the Teutonia location. No real concerns about either one.

Receiving mail from those we seldom communicate with on a regular basis.

Reprinting stationary and business cards.

See no need to change the 53217 zipcode. I seriously believe this is a better zipcode for east of the river. It seems like you want to steal our identity.

Simplifying it, but final result being consistent in usage across postal, school, shipping, property and voting databases.

Tax increase

That changing the zip code will cause more confusion and worsen the problems previously mentioned

That it will make mail delivery even more inefficient and costly, that my insurance rates will go up; that we'll have to change our address across many, many legal forms.

That the change won't really help.

The 53217 Post Office is easy for me to get to by bus. The 53209 and 53212 Post Offices are not.

The 53217 zip gives better insurance rates

The change might cause confusion and might be challenging for me to administer in my personal life

The change of zip code would negatively impact us. This is another example of Glendale not offering clear information to its constituents.

The concerns with changing zip codes is that everything would need to be redone-licenses, bills, etc.

The cost and time of having to change zip code on everything that needs my address (checks, license, passport, accounts at banks, online accounts, insurance compan

The elderly who have carried the same zip code for years, small business owners and the cost to redo everything with their address on it.

What brings the least amount of headache for everyone? Why the change after all these years?

The hassle with having to change all of my personal accounts, checks, drivers license, insurance, HR items and benefits info at work, it's just unnecessary to change t

The monetary and time cost of changing my address on everything with no benefits.

The number of forms I would have to change.

The potential affect it might have on insurance costs

The sheer amount of documentation attached to the current zip code. Mail delivery issues with a new zip code.

There is absolutely no reason to change our 53217 ZIP Code. It will cause us endless updating of our address and confusion for people mailing to us. Who is ridiculous

There is no guarantee of any benefit to changing zip codes and it would cause a tremendous amount of work for every citizen to change their address on everything from d

These questions steer toward changing to one zip code. Iâ€™ve had this zip code for almost 30 years- donâ€™t change it.

I donâ€™t know what other problems will arise from you changing it. Itâ€™s irritating not awful. Donâ€™t waste money on this.

They are going to screw up mail delivery with new zip

This involves changing my zip codes with many recipients.

This is a major inconvenience for all of us Glendale residents I can guarantee it will cause many more problems that can be anticipated So what if an online form defaults

This is an unnecessary waste of taxpayer funds and of my time if I had to get new identifications, passports, register my address with every bank, business, retirement, tax

This is push poll worthy of the worst . Are you kidding me? Youâ€™re doing a survey with IFS? Iâ€™m not aware of any sales tax linked to ZIP Codes. Iâ€™m not aware that

This question does not really apply to me. Changing the zip code from 53217 would not improve anything for those of us residing in the 53217 zip code area.

This survey is a stupid waste of time. The question above is misleading.

This would be an expensive change for my businesses.

Too expensive and very problematic for the Post Office

Totally unnecessary and, frankly, quite misguided and stupid.

Transition would not be smooth

Unnecessary to do. Expense and headache for all who have to change address on countless things. Shame on our mayor for spending needless time/energy on this!

Updating all services/accounts tied to my address

Updating everything and having a seamless transition for bills, mail, etc

USPS's concerns stated in a letter to the community including delivery delays due to forwarding from 53209 to new zip code. People living in Glendale/53217 getting hu

Vendors that take credit cards (like gas stations) often ask for zip codes associated with the card. Who will need to fix this?

we are in our 80's and changing our zip code would really be hard for us. years ago we would have agreed to the change, but not now.

We oppose any change to the ZIP Code. This will hurt our business.

We would not just have to update the change in zip code with our distributors, we would have to re-apply for 'brick & mortar' status as this would likely be considered a m

Which post office would the â€œnewâ€ zip code be based at?

Why change? It has worked for the 58 years we have lived here.

Why doesnâ€™t every city do this if there are all of these kinds of problems?

WHY

WHY

WHY

Work to change all of our bill/address/insurance possibly

Would 53217 see an increase in insurance rates while 53209 and 53212 expect to see decreases in insurance? If 53217 insurance rates go up, itâ€™s not like the city see

Would be a hassle to change all of one personal data and update to the new ZIP Code

Would be concerned how much it will cost the city to make the change

Would it affect my mailing information

Would it raise home or car insurance costs?

Would our location remain in Glendale and our zip code change? Or how would this work?

Would require changing a lot of registrations, business cards, notifying everyone who mails holiday cards, bills, etc. to me; and habit.

You don't mention the costs in doing this change! what are the costs? every homeowner will have costs changing their records.

Any expense could be spent on better items.

This is NOT needed! Poorly worded survey.

create a survey that is not one side

Zip code surcharges

What service improvement(s), as a result of a ZIP Code change, would you most like to see?

- 1: Mail delivery
- 2: Overall tax burden (sales, vehicle, property)
- 3: Identity of home town (Glendale vs Milwaukee)

A clear and clean zipcode for voting / ballot concerns. Otherwise we see considering moving away from Glendale.

A lower rate with home owners and car insurance

A more efficient government and minimal inconvenience for residents and businesses are my top concerns regarding zip codes.

A zip code change will disrupt mail delivery

Accurately reflecting where I live. Ensuring insurance rates are accurate and ensuring I am not paying sales tax for the city of Milwaukee.

Again, I believe that this is a total waste of time and money.

All my services are fine. Please don't change my zip code!!!

All of the city of Glendale with the same zip code.

Being charged the correct sales tax by online businesses.

Being properly identified as residing in Glendale and not in Milwaukee.

Better auto insurance rates and state and local taxes not under Milwaukee.

Better delivery of mail, better insurance rates (home and auto).

Better disposal service, people have more than cardboard to dispose of.

Better insurance rates

Better insurance rates. I used to reside in 53217. I purchased my home in 53209 just a few blocks away and my rates skyrocketed.

Better mail delivery.

Business and delivery services would improve.

I live in Glendale- not Milwaukee.

I feel public safety and emergency response would also improve

Changes in sales tax

Cheaper insurance rates

No more tax issues

More city respect.

City of Glendale not wasting taxpayer's resources by making them redo any document with their address on it.

Clarify the city that ZIP Code is assigned.

Clarity that it means the north shore, next to Eastside of MKE. Post Office reduced delivery mistakes and consistent address lookups when done online digitally.

Clovernook is very special and unique, want to stay connected with North Shore identity, not Glendale necessarily.

Consistency for delivery services - ie 53217 is not Milwaukee
Continually defaulting to Milwaukee.
continuously having to change city from milwaukee to glendale
Coordination with outside agencies
Correct city identification and insurance rates. No extra taxes
Correct sales tax
Correct sales tax calculations.
correct taxes and insurance rate reduction
Costs for residents within the 53217 zip code to have to change their personal items and accounts.
Delivering the mail earlier in the day.
Delivery convenience, postal service efficiency
Delivery Taxes
Didn't know that there was an issue about zip codes. Can't really answer intelligently if there isn't any talk. Also, what ever happened to the lost monies at the gr
Do not change 53217 zip code
Do not change our zip code!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! God Damn it!
Do not want a change in zip code.
Earlier mail delivery
elimination of default to Milwaukee when filling out auto-fill forms.
Everyone working together to bring good to the community!
faster mail delivery
Fix what is broken - mail in ballots, sales tax, etc.
Get Glendale addresses to stop auto completing as 'MILWAUKEE' so we get charged the correct sales tax
getting proper mail delivery for the address.
Home and auto insurance rates. Tax rste
Home and car insurance
Hopefully lower insurance rates and not overcharging for sales tax.
I always go to the post office on Lydell because the service is exceptional compared to the Teutonia branch. I've had mail get lost by the 53209 branch in the past.
I am happy with my current zip code. I do not see any improvements. Everything is fine the way it is.
I am happy with the service that I receive.
I am SHOCKED that PAPERWORK INVOLVED IN MAKE THE CHANGE is not listed above. This includes an enormous number of address change notifications, ordering ne
I cannot think of any improvements that can happen because of this. Just a lot of time and money wasted.
I do not support a zip code change for 53217
I do not want my zip code to change. I want it to remain 53217.

I don't anticipate seeing any benefits, which makes me concerned with why pursue this

I DON'T WANT a zip code change!

I don't want a ZIP Code change. I don't anticipate service improvements from a ZIP Code. All I anticipate is hassles with having to change all my mailing and online I don't want to see a change.

I don't believe a ZIP code change would provide any improvements and would, in fact, hamper mail delivery, efficiency and raise costs for the Post Office based on inform

I don't know enough about how different ZIP codes effect me to answer a question about service improvements .

I don't want a zip code change!!!!

I doubt a change in my ZIP Code would improve service in any way.

I doubt there will be any improvements if the zip code changes.

I expect that my car insurance rates might improve

I fear that changing our 53217 zip code would cause issues with receiving mail.

I have no complaints with my postal service under my current ZIP code. Again, my ZIP code is not broken and does not need fixing or changing.

I have no expectation that my zip code changing will noticeably impact my life.

I have not had any issues with mail delivery, and I want to keep my zip code the same. If my insurance rates increase because 53209 is combined with 53217, I will not b

I honestly don't see a benefit to changing 53217. Leave it alone, as the common council agreed to & change the other two zip codes out of Milwaukee.

I see absolutely no benefits from a ZIP Code change. Considering the inconvenience, the negative outcomes, the confusion, and the huge cose, it is not worth changing

I see no improvement but added costs for Post Office and a potential for me not receiving benefits. Not necessary change.

I strongly oppose any changes to my current, 53217, ZIP code.

I think changing zip codes will really screw up mail delivery. If my mail gets lost because of a new zip code, will not be happy!

I think our services here are pretty good other than the frequent power outages. I would hope no services would decline.

I think the city does an excellent job of contending with mail-in ballots and police and fire response despite this issue so it is things outside of the cities purview I think wo

I want to keep it as is. No change.

I would choose all of the above issues that were stated instead of only three

I would like a flag with the new zip code.

I would like this whole campaign to change ZIP Codes dropped ASAP

I would like to see my ZIP code stay the same, period.

I would like to see this campaign to change zip codes to just go away

I would like to see this issue go away.

I, as well as others, need much more information and transparency before zip codes are changed.

I'm content on the status quo of the majority of services. I'm suspicious if changing the boundaries for the ZIP Code would change negatively affect the services.

I'm not experiencing issues because of the multiple zip codes, other than my city defaulting to Milwaukee when I enter my zip code. Even that doesn't happen very I'd love the post office to be changed to the Lydell location. I've used the Teutonia office exactly once and had a poor experience, plus it's very out of the way. I exclusively

If Glendale can match or be better than city of Milwaukee with taxes and insurance rates etc it would be beneficial. If the taxes increase it would not be ideal
If my zip code changes, I expect there will be a serious disruption of mail.

In my opinion no change is needed.

insurance and correct mail systems auto correcting address

Insurance cost decrease and less confusion on the city sales tax

Insurance rates

Insurance rates

Insurance rates

Insurance rates

Insurance rates decrease

Insurance rates

Insurance rates.

Just so we are no longer tied in with the City of Milwaukee. Good things should follow. Especially not related to Milwaukee.

Keep it the same

Keep the current zip code

Leave Glendale zip east of the Milwaukee river 53217. Do not change 53217

Less confusion with mail

Less overall confusion, local post office

Limit major roads such as mill road to city of Milwaukee traffic. It is often used by city of Milwaukee residents as short cuts, speed roads and littering

Look nothing will change. My property taxes will continue to rise and the value of my house will

Drop. No thank you for any change. Please have my alderperson meet with us to discuss any benefits with a change to offset the hassle it will be to change all my accounts

Lower car insurance rates and possibly property insurance being lowered

Lower insurance rates

lower insurance rates

Lower insurance rates (though I guess that's not a service). I have no complaints about any services as things are.

Lower insurance rates!

Lower insurance rates. Online forms

Lower property tax

Lower sales tax rate

Lower tax

Lower taxes/car insurance

Lowering costs (if at all) is the only potential positive if this were to happen. Otherwise I only anticipate negative implications, issues and complaints from residents experiencing

mail
Mail confusion and insurance costs
Mail deliveries during business hour.
Mail/package delivery, proper emergency response, fair insurance rates
Make sure my vote is counted.
Misbilling
More attention to property code violations in my area
More Glendale police patrol in the area
N/A
N/A
Na
Na
No improvements needed
no taxation increases
none
None
None
None
None
None
None
None
None
None
None
None needed
None, very happy with current zip code.
None.
None. It would be harmful to me if this were to occur. It would cost me money on an ongoing basis.
none. i oppose this change. it is not going to meaningfully impact glendale residents in a positive way.
None. I want to keep my zip code.
Not affecting insurance rates and not getting charged additional Milwaukee sales taxes. Combine 53212 and 53209 to improve the postal issues. Explore other solutions
Not applicable
Not being associated with Milwaukee
Not being listed as Milwaukee.

Not listing Glendale as Milwaukee for deliveries

Not sure - it hasn't been a problem for me.

Online default to Glendale vs Milwaukee

Our postal service is currently very good. Why Change a service that is good!

Please get this done!

postal service efficiency

prompt, timely delivery daily

Proper city taxes

Proper insurance rates. Proper sales taxes. End to constant suggested address changes when filing out forms online! No longer being misidentified as a city of Milwaukee

Proper sales tax

Proper sales tax

Proper sales tax

Proper sales tax, increased postal service efficiency.

property value and insurance concerns

Property values.

Recognition of GLENDALE as a specific distinct Community, as part of the North Shore proper.

Reduce in insurance and property taxes

Reducing insurance rates!

Reduction in confusion, more accuracy in tax and insurance rates

Reduction in property tax!!!!

reliable, fast mail

Retain current services while lowering sales tax for Glendale area.

Sales Tax not reflecting to Milwaukee.

Sales tax, lower property insurance and car insurance.

Satisfied with everything currently - no change needed.

Saving costs on vehicle and home owners insurance.

School choices.

See above selected and mail in ballot delivery and emergency response/public safety.

Services are ok I don't want anything to get worse. Glendale is good at taking care of its residents.

Tax assignments not in Milwaukee to lower my rates.

Taxes, safety, efficiency, insurance

The financial impact of the current association with city of Milwaukee be ameliorated

the thing that impacts me most often is the sales tax

The US Postal Service seems to handle mail addressed to Glendale 53209 just fine. Kudos to them. However, other delivery services don't do so well when their databases are wrong. River Hills, Wisconsin. Not Glendale or Milwaukee, but River Hills!

There are none. Whitefish Bay has 2 zip code areas. South of Hampton is 53211 and north is 53217. I have lived in both zip codes for the past 40 years and have never had a problem. There is no upside to this. Stop making a mountain out of a molehill.

There won't be any improvements, just problems. Count on it.

THERE WOULD BE NO SERVICE IMPROVEMENTS BY CHANGING OUR 53217 ZIP CODE TO ANOTHER ZIP CODE. IN FACT WE WOULD HAVE ENDLESS PROBLEMS TRYING TO GO AROUND COMMON COUNCIL DECISION BY GETTING GWEN MOORE TO HAVE GLENDALE ZIP CODE CHANGED IN BILL. THOSE WITH ZIP CODES 53209 AND 53212 (

There would be zero improvements on the current plan. This is a waste of taxpayer dollars.

Thinking I live in Milwaukee, which has negative sales tax ramifications.

I rather be associated with the WFB post office on Lydell, not the Milwaukee post office on Teutonia.

This is a ludicrous question - it will do nothing - zip codes are about mail - stop your obsession about zip codes

Those that I've marked in the previous question above.

Vehicle insurance rates going down.

We are very happy with our current zip code (53217). We have used this zip code in Glendale for 17+ years. I see no point in changing our current zip code. It's surely going to affect my homeowner's insurance costs, and/or my home's real estate value. Therefore, I am STRONGLY OPPOSED to the effort to make changes to ANY zip codes.

We don't really have any issues at present, except for perhaps being charged higher rates as a 53217 resident. I feel like this issue concerns issues on the other end of the street. We have lived on 12th street for 8 years and I love it, we got married and started a family here. I've always considered our neighborhood to be Glendale, we've always been able to attend Parkway. My daughter has always talked about going to Parkway and we weren't able to enroll her. Because of that she is in MPS

we want water, better mail delivery and continued great emergency services as well as changes in insurance rates

We would get absolutely no service improvements by changing our ZIP Code of 53217. To the contrary, any change to our current ZIP Code would be a major negative!!

You don't even think about the massive banking and digital footprints of 12000 people this is absurd

YOU have to indicate what the upsides will be in specifics

Zero

Do you have any other comments, suggestions, or concerns regarding potential ZIP Code boundary changes?

53217 residents should be able to remain with their current zip code.

A new zip code will be a disaster for the city. Don't do it.

Agree with keeping 53217 and changing the other 2. If we end up with

AS POINTED OUT BEFORE THERE IS ABSOLUTELY NO JUSTIFICATION FOR CHANGING OUR 53217 ZIP CODE WHICH WE HAVE HAD FOR OVER 30 YEARS JUST BECAUS

Change the survey to include other options, surveys like this tend to be self fulfilling in that they mask the real reasons. Other surveys such as High School needs and Mi

Changing zip code will be a major inconvenience for all the addresses changes, drivers license change, etc.

Changing zip codes is inviting disaster. Don't do it.

Changing zip codes would be a major inconvenience.

Communicating with residents experiencing changes *in advance* if changes occur.

Cost, time required and postal delivery inconvenience to make this change would be huge.

Please don't change 53217 zip code

Do it

Do not change 53217 zip code

Do not change 53217 zip code

DO NOT CHANGE MY ZIP CODE!

DO NOT CHANGE MY ZIP CODE!!!!

Do not change our zip code!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! God Damn It!

Don't change anything with 53217 & the mayor needs to stop going rogue against the common councils voted intent. This administration is unbelievable. This survey

Don't change it please

Don't change please

Don't do it my life will take months to clean up and many things will bounce get lost disappear

My gas card asks for zips every time I gas up come on think this through

Don't do it. Don't create all these hassles for every Glendale resident.

Don't do this.

Don't change my ZIP Code

Don't change our zip code. It's a stupid idea.

Don't make any changes.

Don't make any changes.

Estimates of the cost range up to \$2.4 million in direct costs for residents and up to \$2.5 million for local small businesses. And that doesn't include higher insurance, v

Forcing residents within the 53217 zip code would not be fair. We do not experience issues in having the 53217 zip code.

I feel there is a benefit to my property value being in 53217 alongside Whitefish Bay and Fox Point.

Full support as long as glendale residents in 53209 remain glendale and are not adopted to Milwaukee!

Glendale is a weird community because its lines are already illogically drawn. It feels something like red lining of the past (trying to keep Black families out) is determining Glendale is one of the core elements of the Nicolet School District so its zip code should match Bayside, Fox Point and River Hills. I would like to see all of Glendale included. Glendale should have its own zip code that encompasses the entire city boundary, and not shared with Milwaukee or other municipality.

Having a code for sale taxes so we are not charged Milwaukee rates. Tax benefits by no longer being associated with Milwaukee's sales tax increases. We are very happy with it. How would I know if I'm encountering problems with this situation? I have yet to see any problems whether it's ballots or sales tax.

I am disgusted with the way Mayor Kennedy has handled this issue. Very underhanded and self serving.

I believe the mayor should resign after going behind the backs of the common council vote to just change those living in 09 and 12 zip code

I didn't know this was a possibility and I think it's great! My 53209 zip code has a \$600/year rate increase for my car Insurance after relocating from 53217.

I didn't know this was possible. Now that I do I fully support it.

I didn't understand the question "Would you support removing 53209 and 53212 from its association with the City of Milwaukee?"! are you asking if I'd like to be in 53217?

I do not want my zip code changed from 53217. This will cause me to have to change my address with multiple companies as well as personalized stationary and address labels.

I DO NOT WANT THE CITY TO CHANGE MY ZIP CODE!!!

I don't care what changes are made, but I'd prefer not to change my zip code from 53217 if possible.

I don't understand this need for change. Is this going to change voting districts or school districts?

I don't know enough about how different ZIP codes affect me to answer.

I don't think it's worth the effort. In my opinion it would be a way to confuse for many people to "get it".

I don't think this is a needed change. Let's concentrate on real issues like high property taxes!!

I don't want my ZIP code changed.

I don't want my ZIP Code changed.

I don't want my zip code changed. I will have to change my business cards, advertising, etc. It will be a big hassle.

I don't want the federal government messing with my zip code. They are idiots!

I don't want to have my ZIP Code changed. I don't want to see the City of Glendale attempt to persuade the Federal government to change my ZIP Code.

I grew up in Glendale & moved away in my 20s. This year we bought a house in Glendale & moved back. I'm not aware of any issues our Zip costed us while I was kid. I would like to stay in 53217.

I have 500+ customers and changing zip codes will be an enormous and costly pain for my business. I don't see any value in pursuing this change.

I have no problems with the current boundaries.

I have not experienced anything I would classify as an issue specific to Glendale zip codes that would necessitate this change. I strongly believe it is unnecessary and will not be pursued.

I hope there are flags.

I live in 53217

I do NOT want my zip code to change

If the other Glendale Zip codes need to change you should just change them.

I prefer that our zip code stays as it is.

It is working perfectly fine for us.

I prefer to be in 53217 since I built a house in Glendale, I would like to stay a Glendale resident.

I prefer to keep our existing 53217 zip code.

I said No to question regarding removing 53209 and 5312 from Milwaukee because all 3 zip codes should be addressed not just those 2. If anything it would make the s
I strongly oppose any changes to my current, 53217, ZIP code.

I strongly oppose changing my 53217 zip code. I feel it would cause problems for those of us who would have to spend time making lots of address changes without an
I strongly prefer not to change my zip code

I support changing 53209 and 53212 if that is their preference. I vehemently oppose changing 53217 as it has no benefit for those in that zip code and will cost residents

I support clarifying Glendale's identity with its own ZIP code, as long as the city provides a smooth transition to minimize disruption for residents and businesses.

I think the entire City of Glendale should have one new zip code. It's only fair that everyone should have to change their zip code.

I understand fixing the errors associated with 53209 and 53212. But there's not a reason in the world to mess with 53217. I would be extremely resentful if I had to spend

I want to keep 53217, and have. it. distinct from City of Milwaukee

I will move.

I would love to be 53217, just like I used to be before moving to this part of Glendale on Atwahl.

I would not want my 53217 zip code changed.

I would prefer to keep our zip codes, it's just going to confuse people. This is such a non issue there are much more pressing matters

I would rather the city concentrate on more important issues than a zip code change. How about lowering property taxes?

I don't like that Glendale's 53209 zip code automatically puts us in Milw. I've experienced it on almost every online purchase I make. And I know my auto insurance is n
I'd like to have further clarity on if our house falls within Milwaukee or within Glendale. Our understanding is that we are in Glendale, but sometimes our address on fo
I'm concerned about a potential tax increase - not sure if that's an implication. Otherwise I'm pro-change

I'd love to be closer aligned to the north shore suburbs, instead of Milwaukee's north side.

If it ain't broke, don't fix it. Don't change my zip code!

If it isn't broke don't try to change it. We don't need any changes. Thus survey is biased. this survey doesn't ask the right questions. doesn't deal with costs to do!

In hard times we need to be wise on how we spend our money. why the limited space

If Mayor Kennedy is insisting on a uniform ZIP Code for Glendale, it should be 53217 and none other!!

If my zip code changes, I am concerned that my mail will not get delivered. I bet the post office really screws this up.

Isn't it too late? Already voted on at Common Council Meeting, which mayor overrode and had area included in Gwen Moore's approved bill.

it sounds like a great idea, but before this survey I hadn't thought much about how it would impact potential insurance rates.

It sounds like you're talking about reassigning us to an existing ZIP Code. What about just creating a new ZIP Code? Or sign everybody in Glendale to 53217.. I need to

It would be helpful to have more details about current issues on the rationale for change. I'll likely be very supportive, but I just need a fuller understanding.

It's a good idea.

It's hard for me to answer these questions without understanding the pros and cons that likely exist somewhere from those who strongly support or reject it. Would it

It's in my financial best interest to be associated with Fox Point, Bayside, and Whitefish Bay for insurance rating purposes. Please do not change the composition of 5321

I've lived in this zip code 51 years and would like to avoid the hassle of having to notify so many people and businesses.

Keep 53217 as is!

Keep the information coming

keep us up to date on the facebook page "city"

Leave 53217 alone

Leave Glendale zip code east of the Milw River 53217. Do not change. It works just fine. If you are insistant on making a change, then get a new zip code for West of Milv

Leave it alone, as the common council agreed to & change the other two zip codes out of Milwaukee. Don't fix what isn't broken for 53217!

Let's get this over with and stop the petty bickering!

Love in 53217. Do not want it changed.

Love that you are considering changing zip codes!

Make it happen!

Many online services I use have my address as Milwaukee. This currently seems to work better than using Glendale which usually causes confusion or prompts me to co

My experience is that the Teutonia post office is much, much better than the Lydell post office. The morale is higher and the staff is better. If at all possible as part of this p

My husband and I are 100% for this zip code change.

My perception is that small-time crime is increasing. I'm referring to nighttime car break-ins, nighttime prowling, porch pirates, etc. Dunno if it's citywide or just a certain area. My postal service route in 53209 had a wonderful postal service delivery worker for many years, but she retired about one year ago. After her retirement, the delivery service is better.

n/a

Na

No

No

No

No

No

No

No

No comments

No, interested to see what comes of this!

No.

No. I'm 100% for the change.

No. This is good problem area needing simplification. Thanks

none

None

None

-

Please make the change!!! Glendale needs our own zip code.

Not at this time

Not at this time.

Not today, I have not already expressed in previous questions.

Notifying everyone of the zip code change

Only one - rather than focus on zip code issues, which seems more Federal or State, why not spend the same energy in getting people to stop at stop signs within the city. Our community is small enough that we should all be one zip code.

Please change my 53209 zip code to something else.

Please do not change our zip code 53317

Please do not change our zip codes

Please do not change the 53217 zip code for Glendale residents 53217.

Please do not do this

Please do this as rapidly as possible

PLEASE DON'T CHANGE MY ZIP!

please don't change. too hard for older people to gather all that. i've lived in glendale since 1950 and never had a problem.

Please just keep all of Glendale at 53217

PLEASE keep our 53217 designation!!!!

Please put us back in Glendale 53209

Please remind us of timing and steps involved as we move forward.

Preserve 53217 as-is.

See above

Seem like a big hassle and a lot of cost to change addresses and documents to reflect the change for little gain.

Some contractors seem to assume that homeowners in 53209 are less able to pay for improvements and repairs. I wonder if we'd get better service if the contractors' data

Some of this survey is a bit confusing. I understood the conversation to be that the whole city would have one zip code, which would clear up some confusion and help

Thank you for the survey and for looking into this.

Thank you for working on this issue.

Thank you!

Thanks for taking on this issue.

the best solution i feel is that any zip code in Glendale would not be part of Milwaukee

The Glendale Common Council agreed that a ZIP code change should be sought ONLY if Glendale residents in 53217 would not be affected. It appears that someone w

The person who drafted this survey obviously wants to have the ZIP code changed. It's time to have a non-partisan city administration. Don't change the ZIP Code and do

There is no upside to this. It's creating a problem for a minor issue.

There is not a problem with 53217. Please don't change it.

This is a complete waste of taxpayer money. The post office says it will cost millions to change zip codes. What a waste!

This is a giant waste of time resources and money. Worse the mayor did this behind our backs after a separate common council decision. This change should not move

This is a priority issue? Really?

This is a solution in search of a problem.

This is a solution in search of a problem. I like my zip code and don't want it changed. Ever.

This is obviously a biased document

This is silly. I have been perfectly happy with my zip code all these years. No need to change now!

This survey assumes that one is either a business owner OR a resident in Glendale. I am aware of many who are both.

It implies that 53217 is not shared with Milw, but I am constantly seeing online situations that associate 53217 with Milw.

This whole thing is a dog whistle for racism.

This whole thing is just race baiting - you don't like black people in your zip code. If that is your concern you can move to whitefish bay

We are ADAMANTLY OPPOSED to changing the 53217 zip code. This is fool's errand. We CHOSE to live in this zip code.

,

We are opposed to a zip code change

Without very clear information on how it would impact us specifically.

Perhaps the alderman should be sending info to his/her constituents to indicate specific changes.

We don't want a zip code change. It will hurt our business!

We haven't had this on our radar but open to the change if it improves rates and prices for residents/issues other residents are experiencing.

We never asked for this change. It was not what the Common Council agreed to back in June 2024. I have written to Sen. Ron Johnson about my opposition and asked him

We've lived in 53217 for 36 years. So many electronic connects/verifications rely on 53217 for us. Do not change it.

What makes the most sense with the least amount of impact?

What post office would service a new zip code? The Teutonia location struggles to perform, lots of no-shows and turnover.

Whatever best helps the community is fine with me.

Where is the option to reassign residents in 53209 & 53212 in Glendale to a new single distinct zip code? This option would resolve the alignment with Mke & confusion

Why go through the hassle?

Why???

would prefer no change.

Yes- leave it where it is.

Yes this survey is based on false assumptions. My alderperson should be addressing its impact directly to her constituents. There is no data to support a change, my big

Yes, please remove us from the city of Milwaukee

Yes. Any benefits of changing my ZIP Code would take a back seat to the hassle of having to notify every single business, friend and associate who would have to be informed

YOU have to indicate potential downsides of doing this. I really don't know what is motivating this movement or what the consequences might be. We need more education



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: *Resolution 2026-01 - Supporting Federal Legislation to Address Municipal Zip Code Misalignment and Urging United States Senators Ron Johnson and Tammy Baldwin to Cosponsor Said Legislation in the Senate, S.2961*

FROM: Bryan Kennedy, Mayor

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: N/A

Budgeted Expenditure: N/A

Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A

Municipal Code: N/A

BACKGROUND & ANALYSIS: The enclosed Resolution would establish a position by the Common Council on the Federal Legislation to Address Municipal Zip Code Misalignment and Urging United States Senators Ron Johnson and Tammy Baldwin to Cosponsor Said Legislation in the Senate, S.2961

RECOMMENDATION: Consider approval of the Resolution, taking a position on Federal Legislation to Address Municipal Zip Code Misalignment and Urging United States Senators Ron Johnson and Tammy Baldwin to Cosponsor Said Legislation in the Senate, S.2961

ACTION REQUESTED: Consider approval of the Resolution, taking a position on Federal Legislation to Address Municipal Zip Code Misalignment and Urging United States Senators Ron Johnson and Tammy Baldwin to Cosponsor Said Legislation in the Senate, S.2961

ATTACHMENTS:

Resolution on Senate Bill S2961 re ZIP code

RESOLUTION NO. 2026-02

A RESOLUTION IN SUPPORT OF FEDERAL LEGISLATION TO ADDRESS MUNICIPAL ZIP CODE MISALIGNMENT AND URGING UNITED STATES SENATORS RON JOHNSON AND TAMMY BALDWIN TO COSPONSOR SAID LEGISLATION IN THE SENATE, S.2961

WHEREAS the City of Glendale is currently divided among three separate United States Postal Service (USPS) ZIP Codes, all of which default to the City of Milwaukee for mailing address purposes; and

WHEREAS this ZIP Code configuration has created persistent challenges for Glendale residents, businesses, and institutions, including but not limited to confusion regarding community identity, misdirected emergency and service responses, complications in commerce and deliveries, inaccuracies in data collection, and difficulties in civic engagement and representation; and

WHEREAS, the City of Glendale conducted a comprehensive community survey to assess resident experiences and perspectives related to ZIP Code alignment, which demonstrated broad and consistent agreement that the current ZIP Code structure presents significant problems for the City; and

WHEREAS, while some residents expressed some limited reservations, a significant majority of survey respondents support the establishment of a single, unique ZIP Code that accurately reflects the City of Glendale as a distinct municipality; and

WHEREAS similar ZIP Code misalignment issues affect multiple municipalities across the State of Wisconsin, particularly older inner-ring suburbs and incorporated communities whose boundaries are not accurately reflected in USPS addressing conventions; and

WHEREAS legislation has been introduced in the United States Senate (S.2961) within the past year that would create a clearer and more responsive federal framework for addressing municipal ZIP Code misalignment, enabling communities like Glendale to pursue a single, municipally accurate ZIP Code designation; and

WHEREAS similar House legislation (H.R. 3095) saw successful passage in 2025 with co-sponsorship from three Wisconsin Representatives—Moore, Steil, and Fitzgerald; and

WHEREAS, successful passage of this Senate legislation would provide meaningful relief not only to Glendale but to municipalities throughout Wisconsin and the nation that experience similar challenges; and

WHEREAS bipartisan support is essential to advancing this legislation and ensuring that municipal identity, public safety, and service delivery concerns are adequately addressed at the federal level; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Glendale formally expresses its strong support for the pending bill S.2961 in the United States Senate to address municipal ZIP Code misalignment; and

BE IT FURTHER RESOLVED that the City of Glendale respectfully urges United States Senator Ron Johnson and United States Senator Tammy Baldwin to cosponsor this legislation and actively support its advancement; and

BE IT FURTHER RESOLVED that the Common Council directs the Mayor, City Administrator, and appropriate City staff to communicate this Resolution to Senators Johnson and Baldwin, relevant congressional committees, and other Wisconsin municipalities affected by similar ZIP Code issues; and

BE IT FINALLY RESOLVED that the City of Glendale reaffirms its commitment to pursuing a single, unique ZIP Code that accurately reflects the City's municipal boundaries, identity, and the expressed will of its residents.

Adopted this ____ day of _____, 2026.



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Glendale AI Website Tool (Glen)

FROM: Ben Polony, Assistant to the City Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: NA
Budgeted Expenditure: NA
Budgeted Revenue: NA

STATUTORY REFERENCE:

Wisconsin Statutes: NA
Municipal Code: NA

BACKGROUND & ANALYSIS: A presentation will be made on the Glendale AI tool, which was approved in the 2026 Budget.

RECOMMENDATION: View the presentation.

ACTION REQUESTED: View the presentation.

ATTACHMENTS:

None

SUBJECT: Review and Possible Action: Agreement - Purchase of 5866 N River Forest Dr in an amount not exceeding \$300,000

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: Net \$0
Budgeted Expenditure: \$300,000
Budgeted Revenue: \$300,000

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND & ANALYSIS: Pursuant to the Floodplain Property Acquisition Grant between the City of Glendale and the Wisconsin Department of Natural Resources for the Voluntary Acquisition of Properties within the Milwaukee River Floodplain, the purchase of 5866 North River Forest Drive property will facilitate the accomplishment of the flood risk reduction and related habitat improvement. The property had one appraisal completed as allowed in the agreement, returning a value of \$300,000. Per communication between the City and WI DNR staff, the DNR authorized the swapping of this property for other properties that were included in the original grant, but did not go through with selling. WI DNR staff approved the appraisal amount of \$300,000, to which the property owners agreed.

The WI DNR will reimburse the City of Glendale for all costs associated with the acquisition and demolition of the property pursuant to the grant agreement and written commitment.

RECOMMENDATION: Authorize Mayor Kennedy to execute the purchase agreement for 5866 North River Forest Drive for \$300,000.

ACTION REQUESTED: Authorize Mayor Kennedy to execute the purchase agreement for 5866 North River Forest Drive.

ATTACHMENTS:

5866 N River Forest Appraisal, 5866 Exhibit A, 5866 Agreement for Purchase of Real Estate



APPRAISAL OF



LOCATED AT:

5866 N River Forest Dr
Glendale, WI 53209

FOR:

Glendale Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI, 53209

AS OF:

October 16, 2025

BY:

Jorge A. Barreiro, SRA, AI-RRS



Summary Appraisal Report • Residential

Appraisal Company: Barreiro Appraisals, LLC

Address: 300 E. Broadway #172, Waukesha, WI 53187

Phone: (262)228-0087

Fax:

Website: www.barreiroappraisals.com

Appraiser: Jorge A. Barreiro, SRA

AI Membership (if any): ☒ SRA ☐ MAI ☐ SRPAAI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail: appraisals-barreiro@wi.rr.com

Co-Appraiser:

AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPAAI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail:

Client: Glendale Community Development Department

Contact: Benjamin Polony

Address: 5909 N. Milwaukee River Parkway, Glendale, WI 53209

Phone: 414-228-1770

Fax:

E-mail: b.polony@glendalewi.gov

SUBJECT PROPERTY IDENTIFICATION

Address: 5866 N River Forest Dr

City: Glendale

County: Milwaukee

State: WI

Zip: 53209

Legal Description: ASSESSMENT SUBD #78 SE1/4 & W1/2 SEC 29-8-22E LOT 3 BLK 2

Tax Parcel #: 1620119000

RE Taxes: \$6,423.92

Tax Year: 2024

Use of the Real Estate As of the Date of Value: Single Family Residential

Use of the Real Estate Reflected in the Appraisal: Single Family Residential

Opinion of highest and best use (if required): Single Family Residential

SUBJECT PROPERTY HISTORY

Owner of Record: Antonni Delgado

Description and analysis of sales within 3 years (minimum) prior to effective date of value: No sale/transfer history for the subject property within three years of the effective date. The last recorded sale of the subject property was on 11/24/2021 for \$115,000, per MLS#1758638. This was an REO sale and not an arms-length transaction. MLS private remarks state "REO Foreclosure. Selling "as is" Needs TLC". No known market exposure since the time of this sale. It foreclosed on 11/23/2020 with a posted value/sale price of \$118,000, per Document No. 11062056.

Description and analysis of agreements of sale (contracts), listings, and options: The subject property has not been listed or resold in the past 36 months.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$ 300,000

Indication of Value by Cost Approach

\$ N/D

Indication of Value by Income Approach

\$ N/D

Final Reconciliation of the Methods and Approaches to Value: The Sales Comparison Approach is the most relevant analysis in this assignment and I have determined there is sufficient information to develop a credible opinion of value by developing solely this approach.

Opinion of Value as of: October 16, 2025

\$ 300,000

Exposure Time: Estimated to equal the market average of 18 days

The above opinion is subject to: ☐ Hypothetical Conditions and/or ☐ Extraordinary Assumptions cited on the following page.

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

ASSIGNMENT PARAMETERS

Intended User(s): Glendale Community Development Department

Intended Use: Wisconsin Department of Natural Resources flood grant purposes

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value

Effective Date of Value: 10/16/2025

Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other:

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) None

Report Type: Appraisal Report

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection / Data Sources Utilized

Appraiser:

Property Inspection: ☒ Yes ☐ No

Date of Inspection: 10/16/2025

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Full inspection, area calculations measured with a DISTO laser measuring device. Assessor data records have also been reviewed.

Co-Appraiser:

Property Inspection: ☐ Yes ☐ No

Date of Inspection:

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed

Cost Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- ☒ Is necessary for credible results and is developed in this analysis
☐ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Income Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: See Attached Addendum

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

MARKET AREA ANALYSIS

Location	Built Up	Growth	Supply & Demand	Value Trend	Typical Marketing Time
☒ Urban	☐ Under 25%	☐ Rapid	☐ Shortage	☐ Increasing	☒ Under 3 Months
☐ Suburban	☐ 25-75%	☒ Stable	☒ In Balance	☒ Stable	☐ 3-6 Months
☐ Rural	☒ Over 75%	☐ Slow	☐ Over Supply	☐ Decreasing	☐ Over 6 Months

Neighborhood Single Family Profile			Neighborhood Land Use			Neighborhood Name: <u>Glendale</u>		
Price		Age	1 Family	<u>40</u> %	Commercial	<u>35</u> %	PUD ☐ Condo ☐ HOA: \$ <u> </u> /	
<u>50,000</u>	Low	<u>0</u>	Condo	<u>5</u> %	Vacant	<u>10</u> %	Amenities: <u> </u>	
<u>655,000</u>	High	<u>109</u>	Multifamily	<u>5</u> %	School/Park	<u>5</u> %		
<u>240,000</u>	Predominant	<u>76</u>						

Market area description and characteristics: Neighborhood boundaries are W Bender Rd to the north, I-43 to the east, W Silver Spring Dr to the south and Green Bay Ave to the west. Silver Spring Drive, a local traffic artery, is within 2,500 feet of the subject and offers access to shopping, schools, employment centers and freeways. The subject is served by the Glendale-River Hills School District. An area of One-Story Single-Family homes built mainly in the middle of the last century. They are of average to good quality construction, typically on lots of around a quarter acre.

MLS revealed the following One-Story Single-Family property data: 3 currently offered for sale ranging from \$314,900 to \$427,500, no pending sales and 19 sales within the past year ranging from \$200,000 to \$475,000 that are in the subjects defined neighborhood boundaries. They do not represent the subjects high and low ends of value range. The Market Summary Statistical Analysis sheets with this data are provided as addendum.

See Attached Addendum

SITE ANALYSIS

Dimensions: <u>100' x 391' x 135' x 360'</u> per GIS	Area: <u>0.86</u> ac
View: <u>Residential/River</u>	Shape: <u>Irregular</u>
Drainage: <u>Typical</u>	Utility: <u>Typical</u>

Site Similarity/Conformity To Neighborhood

Size:	View:	Zoning: <u>R-7 Residence District</u>	Covenants, Condition & Restrictions:
☐ Smaller than Typical	☐ Favorable	☒ Legal ☐ No zoning	☐ Yes ☐ No ☐ Unknown
☐ Typical	☒ Typical	☐ Legal, non-conforming	Documents Reviewed
☒ Larger than Typical	☐ Less than Favorable	☐ Illegal	☐ Yes ☐ No
			Ground Rent: \$ <u> </u> /

Utilities

Electric	☒ Public	☐ Other <u>WE Energies</u>	Street	☒ Public	☐ Private <u>Asphalt</u>
Gas	☒ Public	☐ Other <u>WE Energies</u>	Alley	☐ Public	☐ Private <u>None</u>
Water	☒ Public	☐ Other <u>Municipal</u>	Sidewalk	☐ Public	☒ Private
Sewer	☒ Public	☐ Other <u>Municipal</u>	Street Lights	☒ Public	☐ Private

Site description and characteristics: Typical easements have been considered. The property has no observed external obsolescence. The subject is in a High Risk - FEMA special hazard flood area, as seen on the Flood Map provided. The subjects 0.86 acre site has 136 feet of shoreline on the Milwaukee River, per Milwaukee County GIS. The view of the river is partly obstructed from the home improvements and the site topography moderately slopes as it provides access to the river shoreline. The sites river frontage is directly across the river along highway I-43, which has an adverse impact and neutralizes the beneficial impact from the river view.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other

Summary of highest and best use analysis: I have concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

IMPROVEMENTS ANALYSIS

General	Design: Ranch	No. of Units: 1	No. of Stories: 1	Actual Age: 109	Effective Age: 25
☒ Existing	☐ Under Construction	☐ Proposed	☐ Attached	☒ Detached	☐ Manufactured
Other: ☐ Modular					
Exterior Elements	Roofing: Asp-G	Siding: Mt/Wd-A	Windows: Csmt/Hng/Sld-A		
☐ Patio	☒ Deck	☐ Porch	☐ Pool	☐ Fence	
Other: Shed					
Interior Elements	Flooring: Hw/Lvp-A/G	Walls: Drywl-G	☐ Fireplace #		
Kitchen: ☐ Refrigerator	☐ Range	☐ Oven	☐ Fan/Hood	☐ Microwave	☐ Dishwasher
Countertops: ☐					
Other: Washer and Dryer					
Foundation	☒ Crawl Space	☐ Slab	☐ Basement		
Other: ☐					
Attic	☐ None	☐ Scuttle	☒ Drop Stair	☐ Stairway	☐ Finished
Mechanicals	HVAC: FWA	Fuel: Natural Gas	Air Conditioning: Central Air		
Car Storage	☒ Driveway 2 Wide	☒ Garage 2 Car Detached	☐ Carport	☐ Finished	
Other Elements	The subject has a high efficiency furnace, tankless water heater and a 100 circuit breaker.				

Above Grade Gross Living Area (GLA)

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1	1	1				2		1		912
Level 2											0

Finished area above grade contains: Bedroom(s): 2 Bath(s): 1.0 GLA: 912

Summarize Above Grade Improvements: Routine maintenance is evident throughout and there is no physical depreciation rising to the level of a recommended repair. The over all condition of the subject property is rated as average/good and its quality as average. Improvements made since last sale on 11/24/2021, per owner, include roof, interior paint, chimney, kitchen and laundry flooring, water heater, interior barn door, remodeled kitchen and bath. See addendum for additional features. The subject's assessor property card and tax bill is included as report exhibits.

Below Grade Area or Other Area

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade										0	912
Other Area											

Summarize below grade and/or other area improvements: Routine maintenance was evident throughout the crawl space area that was visible from the exterior only access point.

Discuss physical depreciation and functional or external obsolescence: The property has been well maintained and is not in need of any immediate repairs. Physical depreciation is typical of a home in better than average condition in the market area with some recent improvements. The subject has no functional or external obsolescence.

Discuss style, quality, condition, size, and appeal of improvements including conformity to market area: The subjects One-Story design is typical and conforms to the City of Glendale market area.

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

SITE VALUATION

Site Valuation Methodology

- ☐ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale) The site valuation is not required by the client, nor is it necessary for credible results.

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address 5866 N River Forest Dr Glendale, WI 53209							
Proximity to Subject							
Data Source/ Verification							
Sales Price							
Price /	\$0.00						
Sale Date							
Location							
Site Size							
Site View							
Site Improvements							
Net Adjustment		☐ + ☐ -		☐ + ☐ -		☐ + ☐ -	
Indicated Value		Net Adj.	%	Net Adj.	%	Net Adj.	%
Prior Transfer History		Gross Adj.	%	Gross Adj.	%	Gross Adj.	%

Site Valuation Comments: The site valuation is not required by the client and not necessary for credible assignment results.

Site Valuation Reconciliation: The site valuation needed for a Cost Approach is not required by the client and not necessary for credible assignment results.

Opinion of Site Value

\$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

COST APPROACH

Cost Approach Definitions

- ☐ **Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- ☐ **Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis

Estimated Cost New

Above Grade Living Area	Sq. Ft. @ \$	= \$	0
Finished Below Grade Area	Sq. Ft. @ \$	= \$	0
Unfinished Below Grade Area	Sq. Ft. @ \$	= \$	0
Other Area	Sq. Ft. @ \$	= \$	
Car Storage	Sq. Ft. @ \$	= \$	0
		\$	
		\$	
		\$	

Total Estimated Cost New

Less Depreciation	Econ. Age Basis: 100	Est. Rem. Econ. Life: 75	% = \$	
Physical			25.0 % = \$	0
Functional			0.0 % = \$	0
External			0.0 % = \$	0
Total Depreciation			% = \$	\$ 0
Depreciated Value of Improvements				\$ 0
Contributory Value of Site Improvements				\$
				\$
				\$
				\$
Opinion of Site Value				\$
Indicated Value				\$ 0

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.): The Cost Approach is not developed.

Cost Approach Reconciliation: There is sufficient evidence to develop a credible opinion of value for the subject by solely the Sales Comparison Approach. Therefore, the Cost Approach is not developed and it is not required by the client, nor is it necessary for credible assignment results.

Indication of Value by Cost Approach

\$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

INCOME APPROACH

Market Rent Analysis

ITEM	SUBJECT	RENTAL 1		RENTAL 2		RENTAL 3	
Address 5866 N River Forest Dr Glendale, WI 53209							
Proximity to Subject							
Data Source/ Verification							
Lease Term							
Date of Lease							
Rent/							
Rent Concession							
Less Utilities							
Less							
Adjusted Market Rent							
Location							
Site/View							
Quality of Construction							
Age							
Condition							
Above Grade Bedrooms	Bedrooms		Bedrooms		Bedrooms		Bedrooms
Above Grade Baths	Baths		Baths		Baths		Baths
Gross Living Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Below Grade Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Other Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Heating/Cooling							
Car Storage							
Fireplace							
Deck/Patio/Porch							
Net Adjustment		☐ + ☐ -		☐ + ☐ -		☐ + ☐ -	
Indicated Market Rent		Net Adj. %		Net Adj. %		Net Adj. %	
		Gross Adj. %		Gross Adj. %		Gross Adj. %	

Rent comparable analysis and reconciliation of market rent of subject property: The Income Approach is not developed.

Opinion of Market Rent \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM): There is sufficient evidence to develop a credible opinion of value by the Sales Comparison Approach alone, in accordance with the scope of work for this assignment; therefore, the Income Approach is not developed.

Opinion of Market Rent \$ X GRM = \$

Indication of Value by Income Approach \$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

SALES COMPARISON APPROACH									
ITEM		SUBJECT		COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address 5866 N River Forest Dr Glendale, WI 53209				5686 N River Forest Dr Glendale, WI 53209		6201 N Sunny Point Rd Glendale, WI 53217		507 W Montclair Ave Glendale, WI 53217	
Proximity to Subject				0.24 miles SW		0.58 miles NW		0.17 miles NE	
Data Source/ Verification				MLS#1929813 Assessor/Exterior Inspect		MLS#1895594 Assessor/Exterior Inspect		MLS#1907294 Assessor/Exterior Inspect	
Original List Price									
Final List Price				\$250,000		\$300,000		\$459,900	
Sale Price				\$250,000		\$300,000		\$459,900	
Sale Price % of Original List				\$200,000		\$325,000		\$475,000	
Sale Price % of Final List				80.00%		108.33%		103.28%	
Closing Date				80.00%		108.33%		103.28%	
Days On Market				07/30/2025		12/20/2024		03/28/2025	
Price/Gross Living Area		\$0.00		\$163.80		\$130.57		\$242.10	
		DESCRIPTION		DESCRIPTION + (-) \$ Adjustment		DESCRIPTION + (-) \$ Adjustment		DESCRIPTION + (-) \$ Adjustment	
Financing				Cash		Cash		Conventional	
Concessions				0		0		0	
Contract Date				07/15/2025		12/12/2024		03/04/2025	
Location		B;Rvr;MkeRiver		B;Wtr;MkeRiver		B;Wtr;MkeRiver		B;Wtr;MkeRiver	
Site Size		0.86 ac		0.44 ac		0.52 ac		0.31 ac	
Site Views/Appeal		N;I-43/Wtr;136' frtg		N;I-43/Wtr;75' frtg		B;Wtr;79' frtg		B;Wtr;88' frtg	
Design and Appeal		Ranch		Ranch		Ranch		Ranch	
Quality of Construction		Average		Equal		Equal		Superior	
Age		109.		77		57		68	
Condition		Average/Good		Inferior		Inferior		Inferior	
Above Grade Bedrooms		Bedrooms 2		Bedrooms 2		Bedrooms 5		Bedrooms 2	
Above Grade Baths		Baths 1.0		Baths 1.0		Baths 2.0		Baths 2.0	
Gross Living Area		912 Sq. Ft.		1,221 Sq. Ft.		2,489 Sq. Ft.		1,962 Sq. Ft.	
Below Grade Area		None		None		Full/BelowGrd		Full/BelowGrd	
Below Grade Finish		Unfinished		Unfinished		Unfinished		Unfinished	
Other Area		None None		None None		None None		None None	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		FWA C/Air		FWA		FWA C/Air		FWA C/Air	
Car Storage		2 Car Garage		1 Car Garage		2 Car Garage		2 Car Garage	
Fireplace		1 W/S		1 F/P		1 F/P		1 F/P	
Deck/Patio/Porch		Deck		None		Patio		Patio	
Other		Shed		None		None		None	
Net Adjustment (total)				X + -		+ X -		+ X -	
Adjusted Sale Price				Net Adj. 28.7 % Gross Adj. 43.7 %		Net Adj. -17.4 % Gross Adj. 68.9 %		Net Adj. -19.3 % Gross Adj. 55.3 %	
Prior Transfer History		None in 3 Years 10/16/2025		None in 1 Year 07/15/2025		None in 1 Year 12/12/2024		None in 1 Year 03/04/2025	
Comments and reconciliation of the sales comparison approach: All the Single-Family sales in the subject's neighborhood boundaries and the ones with river frontage (separately) within a years of the effective date are provided as addendum. I selected the four of the most adequate substitutes from among them for the development of this approach. No time adjustments are required as market values have remained stable since the sale date of the all the Comparable Sales, per the statistical analysis I completed. Site adjustments are required as the typical buyer considers site size differences of a quarter acre or more. Frontage amount adjustments are not required as the typical buyer considers differences in the quality of water access and view of the shoreline. No design adjustments are required as the typical buyer gives equal consideration to all designs on a site with Milwaukee River frontage. Overall quality level adjustments are required for measured differences in architectural plans, specifications, level of workmanship and/or grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. No age adjustments are required as the typical buyer gives consideration to overall condition. Overall condition adjustments are required for accumulated differences in recent improvements and/or levels of physical depreciation, per MLS, assessor and my exterior inspection. Gross living area adjustments are given at \$42 per square foot for differences of 100 square feet or more. Basement area for comparables based on MLS and/or assessor data. Basement adjustments are given at \$20 per square foot of finish and \$4,000 per full bath. The subject's GLA is based on measurements taken during my inspection with a laser measuring device. My calculated living area differs from MLS and local assessor records. ***See Attached Addendum***									
Indication of Value by Sales Comparison Approach						10/16/2025		\$ 300,000	

***NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product provided by the individual appraiser(s) in the specific contents of the AI Reports®.

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5866 N River Forest Dr	Appraisal File #:	5866 N River Forest

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address 5866 N River Forest Dr Glendale, WI 53209		930 W Eula Ct Glendale, WI 53209					
Proximity to Subject		1.57 miles SW					
Data Source/ Verification		MLS#1909508 Assessor/Exterior Inspect					
Original List Price			\$450,000				
Final List Price			\$450,000				
Sale Price			\$483,000				
Sale Price % of Original List			107.33%				
Sale Price % of Final List			107.33%				
Closing Date		04/18/2025					
Days On Market		37					
Price/Gross Living Area	\$0.00	\$266.56					
	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Financing		Conventional					
Concessions		0					
Contract Date		04/16/2025					
Location	B;Rvr;MkeRiver	B;Rvr;MkeRiver					
Site Size	0.86 ac	.25 ac	+4,900				
Site Views/Appeal	N;I-43/Wtr;136' frtg	B;Wtr;41' frtg	-30,000				
Design and Appeal	Ranch	Farm House	No Adjust				
Quality of Construction	Average	Superior	-75,000				
Age	109.	101	No Adjust				
Condition	Average/Good	Superior	-25,000				
Above Grade Bedrooms	Bedrooms 2	Bedrooms 3	-12,000	Bedrooms		Bedrooms	
Above Grade Baths	Baths 1.0	Baths 2.0	-6,000	Baths		Baths	
Gross Living Area	912 Sq. Ft.	1,812 Sq. Ft.	-37,800	Sq. Ft.		Sq. Ft.	
Below Grade Area	None	Full/BelowGrd	-20,000				
Below Grade Finish	Unfinished	Unfinished					
Other Area	None None	None None					
Functional Utility	Average	Average					
Heating/Cooling	FWA C/Air	FWA C/Air					
Car Storage	2 Car Garage	2 Car Garage					
Fireplace	1 W/S	0 F/P	+1,000				
Deck/Patio/Porch	Deck	Deck					
Other	Shed	None	+6,000				
Net Adjustment (total)		☐ + ☒ -	\$193,900	☐ + ☐ -		☐ + ☐ -	
Adjusted Sale Price		Net Adj. -40.1 % Gross Adj. 45.1 %	\$289,100	Net Adj. % Gross Adj. %		Net Adj. % Gross Adj. %	
Prior Transfer History	None in 3 Years 10/16/2025	None in 1 Year 04/16/2025					

Comments and reconciliation of the sales comparison approach: Comparable 4 is provided as additional market data that brackets the subject's overall condition ratings. It requires a quality adjustment due to superior architectural specifications, level of workmanship and grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. It also requires a condition adjustment due to a greater amount of recent improvements, per MLS, assessor and my exterior inspection.

ADDENDUM

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Additional Scope of Work Comments

Subject Property Identification:

The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

Intended Users:

The Intended User of this appraisal report is the Glendale Community Development Department. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor, does it result in an appraiser-client relationship. Use of this report by any other party(s) is not intended by the appraiser. The Intended Use is to evaluate the property that is the subject of this appraisal for Wisconsin Department of Natural Resources flood grant purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Additional Features

9' ceilings and ceiling fans.

Market Area Description and Characteristics:

MLS Single-Family CMA statistics for the area of Glendale indicate sellers are receiving a median sale price of \$364,197 for the past year, 102% of listing price on average with an average marketing and exposure time of 18 days, which is equal to the subjects estimate if reasonably priced with adequate market exposure. The statistical regression analysis I completed for the subjects market indicates a 15.64% increase in value. The statistical comparison indicates an average sale price in the current year of \$363,742 and \$364,937 in the year prior or a 0.34% decline; a median sale price in the current year of \$352,000 and \$345,700 in the year prior or a 1.82% increase. The most credible and reliable statistical inference among the three statistical inferences is the median 1.82% increase; therefore, property values in the subject's market are deemed stable as a 1.82% increase is considered negligible. The Market Summary Statistical Analysis sheets utilized for market inferences and a market trend illustration are provided as addendum. Financing at the present time is available from a variety of sources.

Comments and Reconciliation of the Sales Comparison Approach:

Basement adjustments are given at \$20 per square foot of finish for differences of 100 square feet or more, \$4,000 per full bath and \$20,000 for no basement area. Basement area for comparables based on MLS and/or assessor data. All the required market adjustments are based on sales pairings, market extraction, qualitative to quantitative conversion, cost less depreciation or file data. Quality and condition are qualitative elements of comparison that have incremental levels of difference. The adjustment given for these differences are expressed quantitatively with an adjustment scale, which most credibly reflects the market response. **The Appraisal Journal 2021 Summer v.89/3 - Converting qualitative analysis to a quantitative basis - Stephen M. "Steve" Rothweiler, MAI.**

None of the MLS revealed adequate Comparable Sales are equal to the subject's overall condition rating. However, this does not have an adverse impact on the development of this approach. The condition adjustments applied are market derived; therefore, market reflective. In addition, though the subject's overall condition rating is not matched with available adequate Comparable Sales, it is bracketed by Comparable Sale 4.

Comparable Sale 1 has a view that is rated equal to the subject's. Both have the adverse across the river element of I-43. It is equal to the subject's overall quality but requires a condition adjustment due to an inferior amount of recent improvements,

ADDENDUM

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

per MLS, assessor and my exterior inspection.

Comparable Sale 2 has a beneficial river view that has a market appeal that is diminished by it's adjacent traffic artery, but not to the same extent as the subject's adverse highway element. It is equal to the subject's overall quality rating but requires a condition adjustment due to no known recent improvements and greater physical depreciation from an evident inferior level of routine maintenance, per MLS, assessor and my exterior inspection.

Comparable Sale 3 has no negative view elements that diminish the beneficial river element. It requires a quality adjustment due to superior architectural specifications, level of workmanship and grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. It also requires a condition adjustment due to no known recent improvements and greater physical depreciation from an evident inferior level of routine maintenance, per MLS, assessor and my exterior inspection.

The secondary comparable is discussed below the Sales 4-6 market grid.

The Comparable Sales assessor property cards and MLS sheets are provided as report exhibits.

The Indicated Value by Sales Comparison Approach, \$300,000, is calculated using the following weights:

- 26.5% - 5686 N River Forest Dr; Sale Price \$200,000; Adjusted Value \$257,400; Gross Adj: 43.7%
- 22.6% - 6201 N Sunny Point Rd; Sale Price \$325,000; Adjusted Value \$268,500; Gross Adj: 68.9%
- 24.7% - 507 W Montclair Ave; Sale Price \$475,000; Adjusted Value \$383,300; Gross Adj: 55.3%
- 26.3% - 930 W Eula Ct; Sale Price \$483,000; Adjusted Value \$289,100; Gross Adj: 45.1%

Appraiser Independence Certification

File No.: 5866 N River Forest

Borrower: _____

Property Address: 5866 N River Forest Dr

City: Glendale County: Milwaukee State: WI Zip Code: 53209

Lender/Client: Glendale Community Development Department

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.

I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

- I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:
1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;

2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;

3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;

4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;

5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;

6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;

7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;

8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments: Certification of Geographic Competency:
The undersigned appraiser certifies to Geographic Competency for the completion of this report. As required for compliance with USPAP, I have the experience, knowledge and expertise to appropriately complete this assignment. I appraise in this market area on a regular basis.

This is an Appraisal Report.

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: 

Name: Jorge A. Barreiro, SRA, AI-RRS

Date Signed: 11/04/2025

State Certification #: 1778-9

or State License #: _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2025

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Certification Statement:

Appraisal Report

I certify that, to the best of my knowledge and belief:

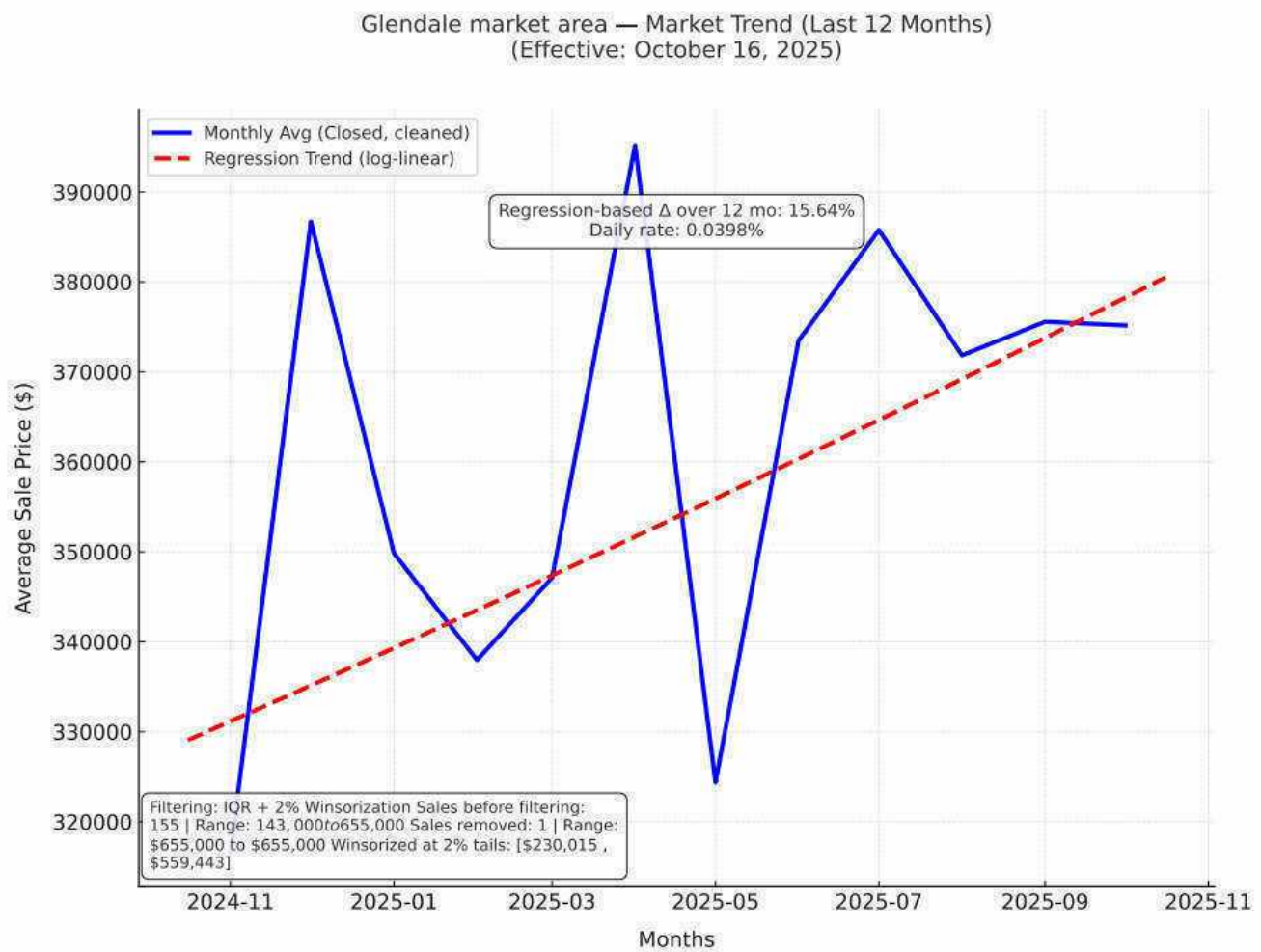
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement with this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Jorge A Barreiro have completed the continuing education program for Designated Members of the Appraisal Institute.

Jorge Barreiro

Jorge A Barreiro, SRA, AI-RRS

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



Borrower:	File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:	
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Market Conditions — Glendale market area: Closed-sale trends over the twelve months ending October 16, 2025 indicate a rising price trajectory based on regression of cleaned sales (IQR + 2% Winsorization). The regression implies an overall 15.64% change, or 0.0398% per day. Month-to-month fluctuations (blue line) reflect typical seasonal variability around the underlying trend.

Metric	Value
Average Sale Price (12 mo, cleaned)	\$362,794
Average List-to-Sale Price Ratio	102.098%
Average Days on Market (Closed used)	18.9 days
Active listings (A)	32
Pending sales (P)	5
Closed sales used (C)	154
Pre-filter count / range	155 143,000to655,000
Outliers removed (IQR) / range	1 655,000to655,000
Winsorization bounds (2%)	230,015to559,443

Notes: IQR outliers removed using 1.5×IQR; prices winsorized at 2% tails prior to monthly averaging and regression.

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	32	12,090,298	0	Low 79,900	0	0.00	818	97.68	0.00	1	1
				Avg 377,822	0	0.00	1,863	210.03	0.00	42	57
				Med 397,250	0	0.00	1,712	209.24	0.00	34	36
				High 625,000	0	0.00	3,196	334.51	0.00	148	447
Pending	5	1,959,700	0	Low 289,900	0	0.00	1,361	138.84	0.00	3	7
				Avg 391,940	0	0.00	2,297	179.76	0.00	41	50
				Med 325,000	0	0.00	1,836	177.02	0.00	11	51
				High 649,900	0	0.00	4,333	219.93	0.00	100	100
Sold	155	55,217,399	56,450,507	Low 150,000	143,000	0.80	907	107.98	109.07	0	0
				Avg 356,241	364,197	1.02	1,872	198.38	202.28	18	22
				Med 349,900	352,000	1.01	1,727	197.88	201.49	6	6
				High 670,000	655,000	1.21	4,479	304.59	320.00	126	227
Overall	192	69,267,397	56,450,507	Low 79,900	143,000	0.80	818	97.68	109.07	0	0
				Avg 360,768	364,197	1.02	1,882	199.84	202.28	23	28
				Med 349,950	352,000	1.01	1,743	197.90	201.49	8	9
				High 670,000	655,000	1.21	4,479	334.51	320.00	148	447

Selection Criteria for Comparable Properties:

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Date between '10/16/2024' and '10/16/2035'.

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 5:17 AM.

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	32	12,090,298	0	Low	79,900	0	0.00	818	97.68	0.00	1	1
				Avg	377,822	0	0.00	1,863	210.03	0.00	42	57
				Med	397,250	0	0.00	1,712	209.24	0.00	34	36
				High	625,000	0	0.00	3,196	334.51	0.00	148	447
Pending	5	1,959,700	0	Low	289,900	0	0.00	1,361	138.84	0.00	3	7
				Avg	391,940	0	0.00	2,297	179.76	0.00	41	50
				Med	325,000	0	0.00	1,836	177.02	0.00	11	51
				High	649,900	0	0.00	4,333	219.93	0.00	100	100
Sold	153	54,397,399	55,652,507	Low	197,000	200,000	0.80	932	107.98	109.07	0	0
				Avg	355,539	363,742	1.02	1,862	198.92	202.94	18	22
				Med	349,900	352,000	1.01	1,727	197.92	202.02	6	6
				High	589,900	590,000	1.21	3,530	304.59	320.00	126	227
Overall	190	68,447,397	55,652,507	Low	79,900	200,000	0.80	818	97.68	109.07	0	0
				Avg	360,249	363,742	1.02	1,873	200.28	202.94	23	28
				Med	349,950	352,000	1.01	1,743	198.49	202.02	8	9
				High	649,900	590,000	1.21	4,333	334.51	320.00	148	447

Selection Criteria for Comparable Properties:

Specified listings from the following search: Metro MLS; WIREX - except Metro MLS; Property type Single Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Price between 200000 and 590000; Sold Date between '10/16/2024' and '10/16/2035'.

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Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Statistical Market Analysis

Status	#	List	Sold		List	Sold	Sale/List	Est. Total	List Price Per	Sold Price Per	Days on	Cumulative Days
	Listings	Volume	Volume		Price	Price	Price	Sq. Ft.	Est. Total Sq. Ft.	Est. Total Sq. Ft.	Market	on Market
Sold	155	55,745,822	56,570,858	Low	180,000	180,000	0.86	872	106.16	108.88	1	1
				Avg	359,650	364,973	1.02	1,996	187.45	190.55	17	22
				Med	340,000	345,700	1.00	1,849	183.26	183.36	6	6
				High	669,000	655,000	1.28	4,501	342.61	360.55	347	347
Overall	155	55,745,822	56,570,858	Low	180,000	180,000	0.86	872	106.16	108.88	1	1
				Avg	359,650	364,973	1.02	1,996	187.45	190.55	17	22
				Med	340,000	345,700	1.00	1,849	183.26	183.36	6	6
				High	669,000	655,000	1.28	4,501	342.61	360.55	347	347

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS; WIREX - except Metro MLS; Property type Single Family; Status of 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Price between 180000 and 655000; Sold Date between '10/16/2023' and '10/16/2024'.

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 5:41 AM.

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Statistical Market Analysis

Status	#	List	Sold		List	Sold	Sale/List	Est. Total	List Price Per	Sold Price Per	Days on	Cumulative Days
	Listings	Volume	Volume		Price	Price	Price	Sq. Ft.	Est. Total Sq. Ft.	Est. Total Sq. Ft.	Market	on Market
Active	3	1,072,300	0	Low	314,900	0	0.00	1,210	248.98	0.00	14	14
				Avg	357,433	0	0.00	1,271	281.25	0.00	26	40
				Med	329,900	0	0.00	1,278	260.25	0.00	15	50
				High	427,500	0	0.00	1,325	334.51	0.00	50	56
Sold	19	5,997,100	6,055,745	Low	197,000	200,000	0.80	932	120.53	130.57	1	1
				Avg	315,637	318,723	1.01	1,625	203.22	205.08	24	25
				Med	309,900	325,000	1.00	1,528	201.83	190.40	11	11
				High	459,900	475,000	1.17	2,489	280.68	280.68	87	87
Overall	22	7,069,400	6,055,745	Low	197,000	200,000	0.80	932	120.53	130.57	1	1
				Avg	321,336	318,723	1.01	1,577	213.86	205.08	25	27
				Med	312,400	325,000	1.00	1,431	208.06	190.40	14	15
				High	459,900	475,000	1.17	2,489	334.51	280.68	87	87

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Inside the map search Polygon; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Date between '10/16/2024' and '10/16/2025'; or 1 Story; or Bi-Level; or Tri-Level.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 10/16/2024 - 4/15/2025	Prior 4-6 Months 4/16/2025 - 7/15/2025	Current - 3 Months 7/16/2025 - 10/16/2025
Total # of Comparable Sales (Settled)	13	2	4
Absorption Rate (Total Sales/Months)	2.17	0.67	1.33
Total # of Active Listings	2 (Active on 4/15/2025)	1 (Active on 7/15/2025)	3 (Active on 10/16/2025)
Months of Housing Supply (Total Listings / Ab. Rate)	0.92	1.49	2.28
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	326,000	326,173	275,650
Median Comparable Sales DOM	9	59	17
Median Comparable List Price	298,450	299,900	329,900
Median Comparable Listings DOM	58.5	23	15
Median Sale Price as % of List Price	100.00 %	111.21 %	98.15 %

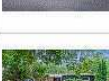
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Comparable Sales Noted in Subject Neighborhood

Borrower:	File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:
City: Glendale	State: WI Zip: 53209
Lender: Glendale Community Development Department	

Single Family

22 Properties

		Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
1		\$475,000 507 W Montclair Ave Glendale, WI 53217 Sold / 1907294	Single-Family	459,900	459,900	02/18/2025	475,000	03/28/2025	1	1,962	2	2	2.5	A	1957	0.31
2		\$427,500 5636 N River Forest Dr Glendale, WI 53209 Active / 1932443 C	Single-Family	450,000	427,500	08/26/2025			50	1,278	3	2	2	A	1979	0.19
3		\$422,095 5681 N Sievers Pl Glendale, WI 53209 Sold / 1910523	Single-Family	394,900	399,900	03/20/2025	422,095	06/30/2025	70	1,528	3	2	2.5	A	2025	0.21
4		\$395,000 6140 N Alberta Ln Glendale, WI 53217 Sold / 1899481	Single-Family	399,900	399,900	11/14/2024	395,000	03/27/2025	87	2,411	3	3	4	D	1960	0.26
5		\$390,000 400 W Montclair Ave Glendale, WI 53217 Sold / 1907535	Single-Family	399,900	399,900	02/21/2025	390,000	04/04/2025	19	2,406	4	2	2	A	1949	0.26
6		\$350,000 5764 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1892935	Single-Family	309,900	309,900	09/20/2024	350,000	11/22/2024	3	1,776	5	2.5	2	D	1954	0.26
7		\$339,900 6020 N Park Rd Glendale, WI 53217 Sold / 1903161	Single-Family	339,900	339,900	01/05/2025	339,900	02/12/2025	2	1,211	3	2	2.5	D	1960	0.21
8		\$335,000 737 W Riverview Dr Glendale, WI 53209 Sold / 1906764	Single-Family	350,000	350,000	02/12/2025	335,000	03/21/2025	9	1,816	3	2	1	A	1955	0.39
9		\$329,900 714 W Montclair Ave Glendale, WI 53217 Active / 1937628	Single-Family	329,900	329,900	10/02/2025			15	1,325	3	2.5	2.5	D	1963	0.13
10		\$326,000 512 W Montclair Ave Glendale, WI 53217 Sold / 1899478	Single-Family	329,000	324,000	11/14/2024	326,000	01/13/2025	58	1,362	3	1.5	2	A	1961	0.29
11		\$325,000 6201 N Sunny Point Rd Glendale, WI 53217 Sold / 1895594	Single-Family	425,000	300,000	10/08/2024	325,000	12/20/2024	66	2,489	5	2	3.5	A	1967	0.51
12		\$325,000 1025 W Riverview Dr Glendale, WI 53209 Sold / 1897966	Single-Family	325,000	325,000	10/31/2024	325,000	12/06/2024	8	1,236	3	1.5	2.5	A	1958	0.3
13		\$314,900 5850 N Witte Ln Glendale, WI 53209 Active / 1937358 C	Single-Family	314,900	314,900	09/29/2025			14	1,210	3	1	2	A	1959	0.29
14		\$296,200 5616 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1897721	Single-Family	282,000	282,000	10/29/2024	296,200	11/27/2024	4	1,629	3	1.5	2.5	A	1964	0.29
15		\$295,000 5660 N Paradise Ln Glendale, WI 53209 Sold / 1897047	Single-Family	309,900	309,900	10/23/2024	295,000	11/15/2024	9	2,150	2	2	2.5	D	1957	0.18
16		\$290,000 6171 N Apple Blossom Ln Glendale, WI 53217 Sold / 1928979	Single-Family	290,000	290,000	07/31/2025	290,000	09/10/2025	11	1,205	3	2	1	D	1953	0.22

Comparable Sales Noted in Subject Neighborhood

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

		Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
17		\$288,800 6021 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1926186	Single-Family	319,900	299,900	07/11/2025	288,800	09/11/2025	23	1,101	3	1	2	D	1949	0.53
18		\$262,500 5748 N Sunset Ln Glendale, WI 53209 Sold / 1923356	Single-Family	234,900	234,900	06/20/2025	262,500	07/30/2025	3	1,500	2	2	2.5	A	1950	0.15
19		\$260,000 615 W Bender Rd Glendale, WI 53217 Sold / 1904720	Single-Family	260,000	260,000	12/30/2024	260,000	01/22/2025	1	1,636	3	1.5	2	A	1972	0.25
20		\$250,000 400 W Montclair Ave Glendale, WI 53217 Sold / 1894273	Single-Family	289,900	265,000	10/01/2024	250,000	11/18/2024	16	1,313	3	1.5	2	A	1949	0.26
21		\$230,250 5732 N Sievers Pl Glendale, WI 53209 Sold / 1909469	Single-Family	197,000	197,000	03/10/2025	230,250	05/01/2025	47	932	2	1	1.5	D	1955	0.17
22		\$200,000 5686 N River Forest Dr Glendale, WI 53209 Sold / 1929813	Single-Family	250,000	250,000	06/12/2025	200,000	07/30/2025	34	1,221	2	1	1	A	1948	0.44

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 5:50 AM.

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Single Family

7 Properties

	Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
1	 \$200,000 5686 N River Forest Dr Glendale, WI 53209 Sold / 1929813	Single-Family	250,000	250,000	06/12/2025	200,000	07/30/2025	34	1,221	2	1	1	A	1948	0.44
2	 \$325,000 6201 N Sunny Point Rd Glendale, WI 53217 Sold / 1895594	Single-Family	425,000	300,000	10/08/2024	325,000	12/20/2024	66	2,489	5	2	3.5	A	1967	0.51
3	 \$359,741 5724 N River Forest Dr Glendale, WI 53209 Sold / 1909983	Single-Family	325,000	325,000	03/14/2025	359,741	04/11/2025	5	2,125	3	1.5	1.5	A	1924	0.34
4	 \$475,000 507 W Montclair Ave Glendale, WI 53217 Sold / 1907294	Single-Family	459,900	459,900	02/18/2025	475,000	03/28/2025	1	1,962	2	2	2.5	A	1957	0.31
5	 \$475,000 1141 W Acacia Rd Glendale, WI 53217 Sold / 1917154	Single-Family	449,000	449,000	05/09/2025	475,000	06/09/2025	5	2,132	4	2.5	2	A	1967	0.39
6	 \$483,000 930 W Eula Ct Glendale, WI 53209 Sold / 1909508	Single-Family	450,000	450,000	03/11/2025	483,000	04/18/2025	37	1,812	3	2	2.5	A	1924	0.25
7	 \$495,000 1150 W Riverview Dr Glendale, WI 53209 Sold / 1897265	Single-Family	484,900	484,900	10/23/2024	495,000	12/02/2024	4	2,450	3	2.5	1	D	1938	0.66

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:25 PM.

Subject Property Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

		Property Information			
Parcel Number: 162-0119-000		Physical Address: 5866 N RIVER FOREST DR , 53209		Municipality: Glendale, City of	
Owner Name: PENTAGON FEDERAL CREDIT UNION PO BOX 1432 ALEXANDRIA, VA 22313		Legal Description: ASSESSMENT SUBD #78 SE1/4 & W1/2 SEC 29-8-22E LOT 3 BLK 2		Land Use: Residential	
				Date of Inspection:	
Neighborhood: 04 Milwaukee River - Glendale					
Property Photograph: 			Property Sketch: The sketch for this property has not yet been processed.		
Parcel Sketch and Site Map obtained from the County GIS					
Building Description: 162-0119-000- 1					

Subject Property Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1916 Building Type/Style: 06-Cottage Story Height: 1.0 Grade: D+ CDU/Overall Condition: Fair Interior Condition: Poorer Kitchen Condition: Fair Bath Condition: Average		Exterior Wall: 04-Alum/Vinyl Bedrooms: 2 Full Baths: 1 Half Baths: 0 Room Count: 6 Basement Description: No Basement Heating: Air Conditioning - Same Ducts Type of Fuel: Gas Type of System: Warm Air	
Square Footage / Attachments:			
Finished Basement Living Area: 0 First Story: 925 Basement Feature Rec. Room Area:		Total Living Area: 925	
Attachment Description(s): 31-WD 35-Ms/Terrace		Area: 120 24	
Feature Description(s):		Area:	
Detached Improvement: 162-0119-000-162-0119-000-162-0119-000-2			
Detached Improvement Type: RS1-Frame Utility Shed Year Built: 1/2/2010 Height:		Detached Improvement Class: A-Residential Detached Improvement Condition: Average Square Feet: 96	
Detached Improvement: 162-0119-000-162-0119-000-162-0119-000-1			
Detached Improvement Type: RG1-Detached Frame Garage Year Built: 1/2/1967 Height:		Detached Improvement Class: A-Residential Detached Improvement Condition: Average Square Feet: 454	
Permit / Construction History:			
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>
Ownership / Sales History:			
<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	<u>Sale Type:</u>
11/23/2021	11193664	\$115,000	Land and Improvements
11/22/2020	11062056	\$118,000	Land and Improvements
Land Data - Land Item: 1			
Land Class: A-Residential Pricing / Unit of Measure: Frontage Square Footage: 37,592 Depth: 226 Land Value: \$215,300		Land Sub-Class: A-Residential Primary Site Acreage: 0.863 Frontage: 166 Width:	
Total Improvement Value:			\$83,500
Total Land Value:			\$215,300
Total Assessed Value:			\$298,800

Subject Property Tax Bill

Borrower:

File No.: 5866 N River Forest

Property Address: 5866 N River Forest Dr

Case No.:

City: Glendale

State: WI

Zip: 53209

Lender: Glendale Community Development Department

CITY OF GLENDALE
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
414-228-1700

STATE OF WISCONSIN
2024 REAL ESTATE PROPERTY TAX
CITY OF GLENDALE
MILWAUKEE COUNTY

Parcel #: 1620119000

Bill No: 173579

Full Payment of: \$6,423.92
or First Installment of: \$2,184.14
Due on or Before: January 31, 2025
Remit Check to: TREASURER, CITY OF GLENDALE

Installments may be paid as follows:
\$2,184.14 due by January 31, 2025
\$2,119.89 due by March 31, 2025
\$2,119.89 due by May 31, 2025

173579 1620119000 4319
SARA MARIE OHLSON
5866 N RIVER FOREST DR
GLENDALE WI 53209-4524

IMPORTANT: This description covers your property. This is for property tax bill only and may not be a full legal description.
29-08N-22E Acres: 0.000
ASSESSMENT SUBD #78 SE1/4 &
W1/2 SEC 29-8-22E LOT 3 BLK 2

Property Address: 5866 N RIVER FOREST DR									
CITY OF GLENDALE			MILWAUKEE COUNTY			2024 REAL ESTATE PROPERTY TAX			
Assessed Value Land	Ass'd Value Improve	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		
215,300	83,500	298,800	0.977	220,300	85,400	305,700			
		2023	2024	2023	2024		Gross Property Tax	6,534.83	
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	% Tax	First Dollar Credit	-110.91	
Taxing Jurisdiction		Allocated Tax Dist.	Allocated Tax Dist.			Change	Lottery Credit	-	
MILWAUKEE COUNTY		1,763,705	1,673,536	887.30	1,267.89	42.9	Net Property Tax	6,423.92	
CITY OF GLENDALE		1,862,686	2,000,821	1,181.59	1,877.23	58.9			
NICOLET UHS		1,257,344	1,154,205	966.10	1,409.89	45.9			
GLENDALE-RIVER HILLS		2,035,280	2,042,339	854.04	1,664.40	94.9			
MMSD				261.50	378.17	44.6			
SALES TAX CREDIT				-220.32	-307.49	39.6			
MATC		1,831,694	1,748,528	170.37	244.74	43.7			
Total		8,750,709	8,619,429	4,100.58	6,534.83	59.4			
		First Dollar Credit		-97.84	-110.91	13.4			
		Lottery and Gaming Credit		-	-				
		Net Property Tax		4,002.74	6,423.92	60.5			
School taxes reduced by school levy tax credit		\$652.64			Net Assessed Value Rate (Does NOT reflect credits)	.021870231	Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and, if applicable, penalty.		
		FOR INFORMATIONAL PURPOSES ONLY					Failure to pay on time. See reverse side.		
		Voter approved temporary tax increases:							
Taxing Jurisdiction		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends					
GLENDALE-RIVER HILLS		1,535,538.92		181.65		2025			
GLENDALE-RIVER HILLS		4,373,370.35		517.37		2026			
NICOLET UHS		1,662,347.07		194.14		2028			
NICOLET UHS		2,233,531.13		260.85		2042			

PAY 1ST INSTALLMENT OF:
\$2,184.14
OR FULL AMOUNT OF:
\$6,423.92
By January 31, 2025

Amount Enclosed \$
Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 173579
Parcel # 1620119000



SARA MARIE OHLSON
Include This Stub With Your Payment

PAY 2ND INSTALLMENT OF:
\$2,119.89
By March 31, 2025

Amount Enclosed \$
Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 173579
Parcel # 1620119000



SARA MARIE OHLSON
Include This Stub With Your Payment

PAY 3RD INSTALLMENT OF:
\$2,119.89
By May 31, 2025

Amount Enclosed \$
Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 173579
Parcel # 1620119000

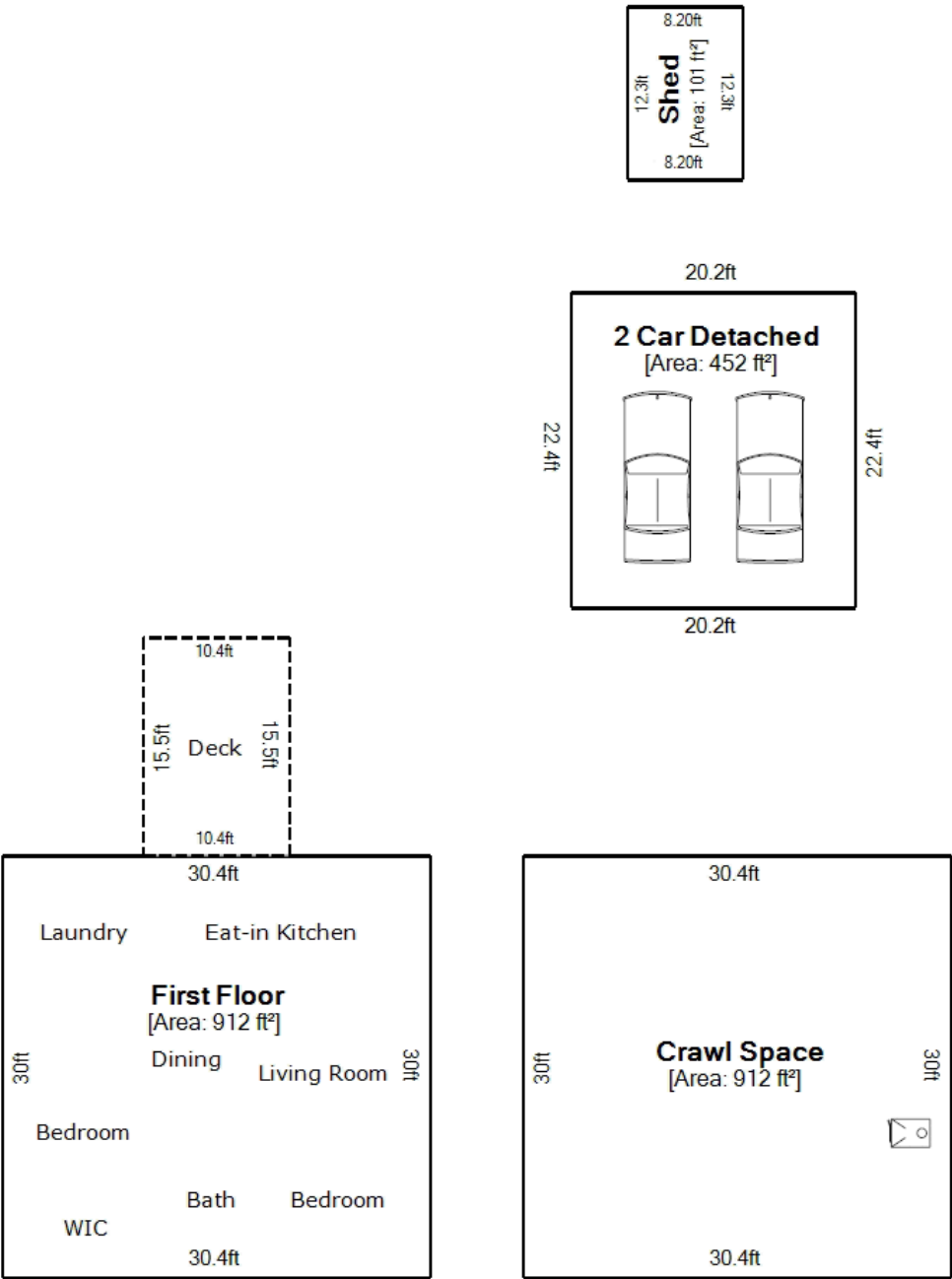


SARA MARIE OHLSON
Include This Stub With Your Payment

FLOORPLAN SKETCH

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

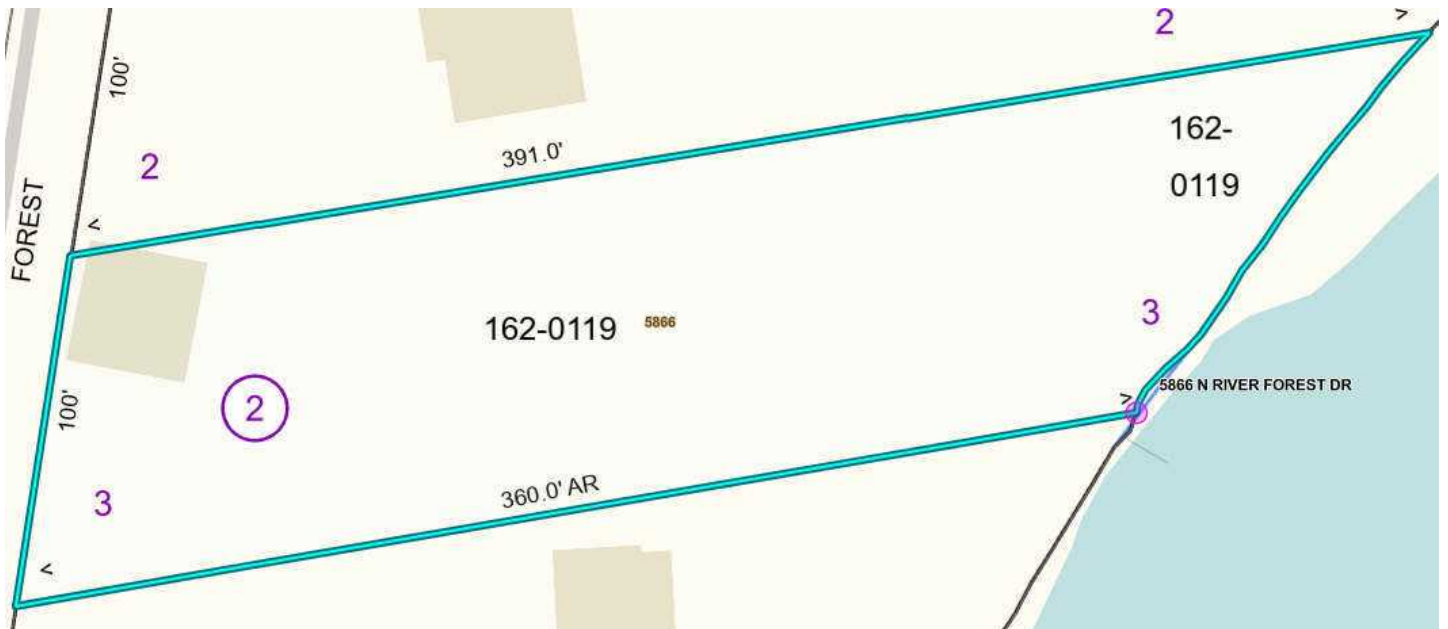
Sketch



		10 ft	
Living Area		Area Calculation	
First Floor	912.00 ft²	First Floor	x 1.00 = 912.00 ft²
Nonliving Area			
2 Car Detached	452.48 ft²		
Shed	100.86 ft²		
Wood Deck	161.2 ft²		
Crawl Space	912.00 ft²		
Total Living Area (rounded):	912 ft²		

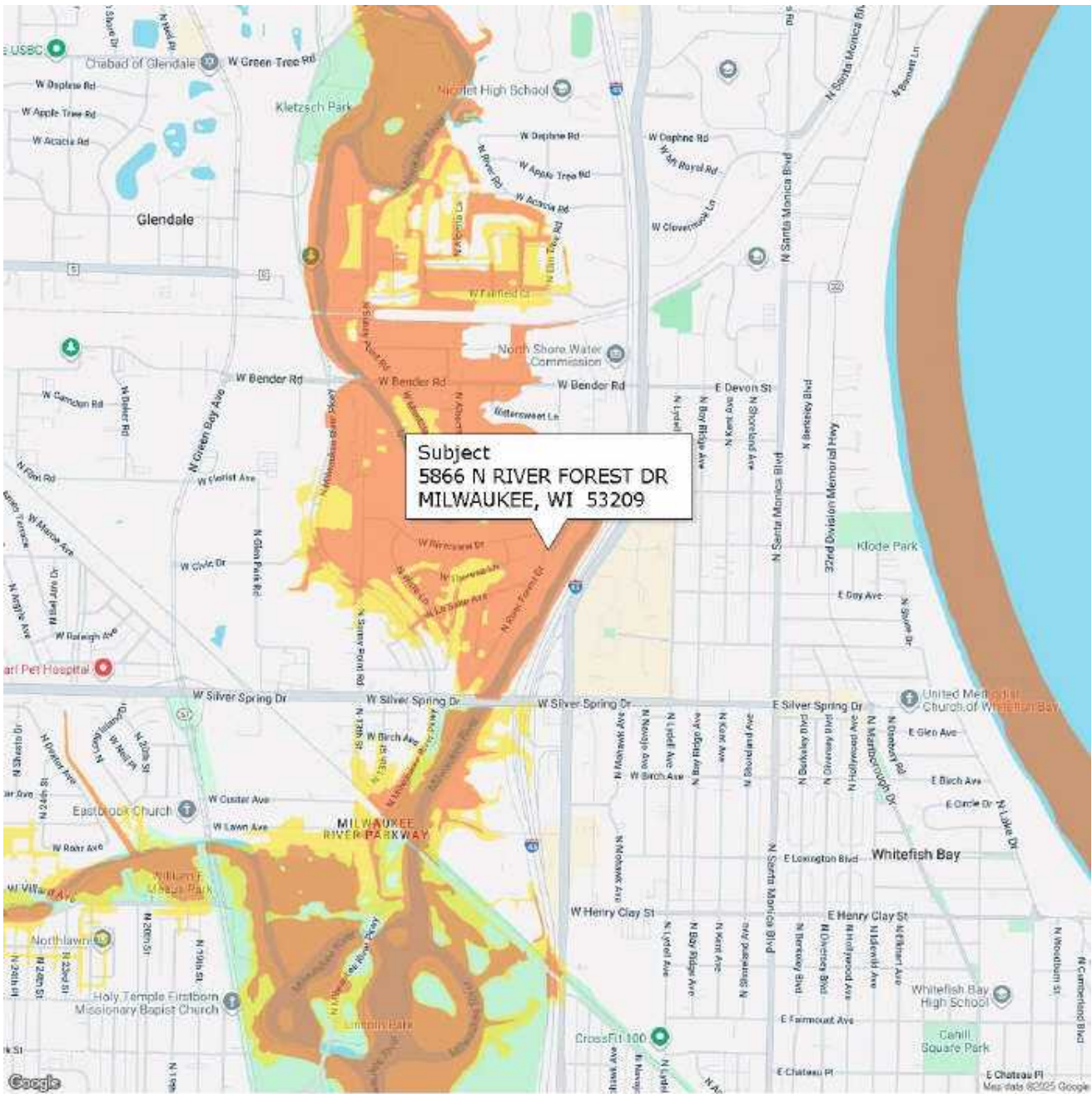
PLAT MAP

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



FLOOD MAP

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



FLOOD INFORMATION

Community: CITY OF GLENDALE
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 55079C0081E
Panel: 55079C0081
Zone: AE
Map Date: 09-26-2008
FIPS: 55079
Source: FEMA DFIRM

LEGEND

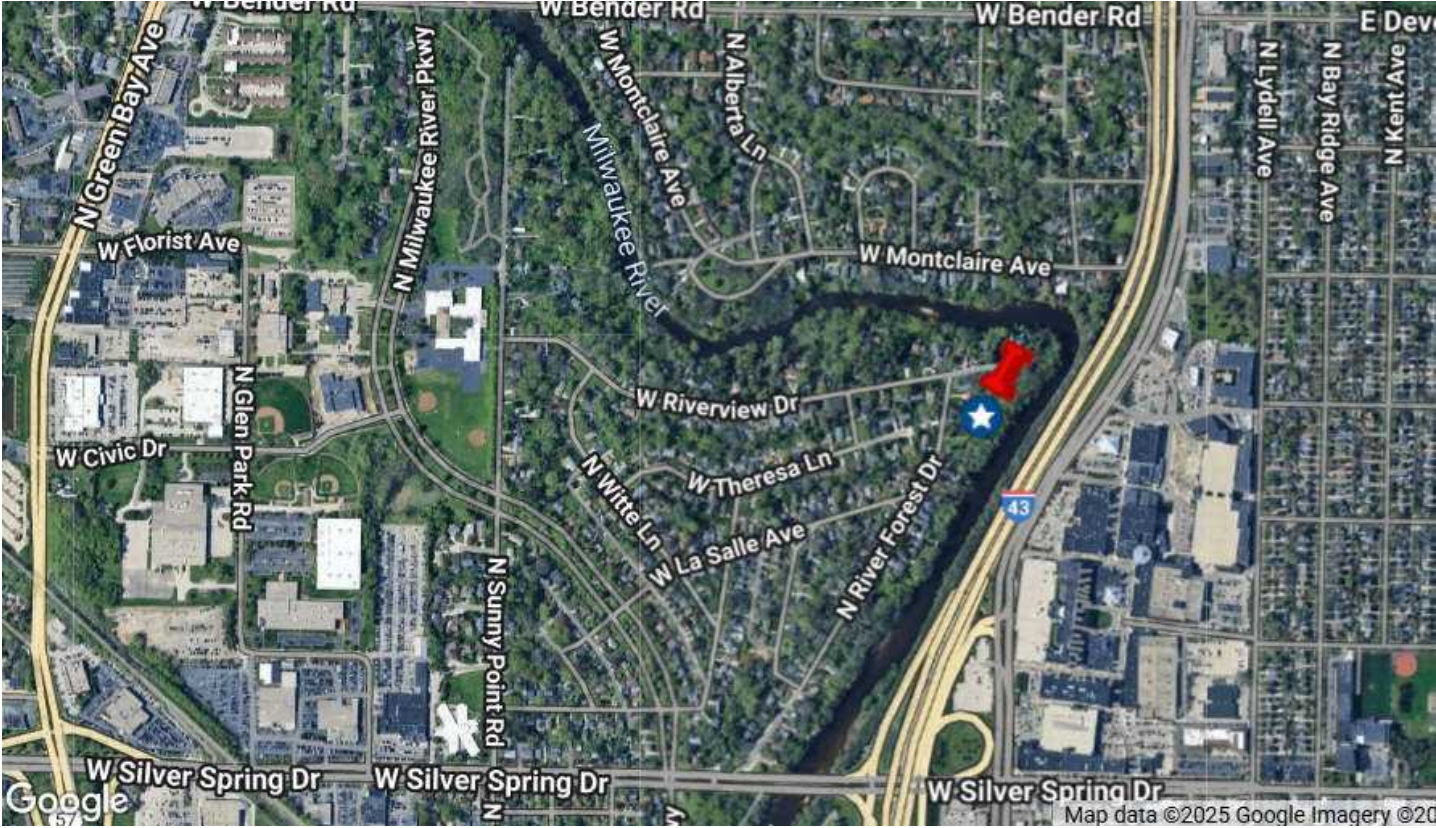
-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

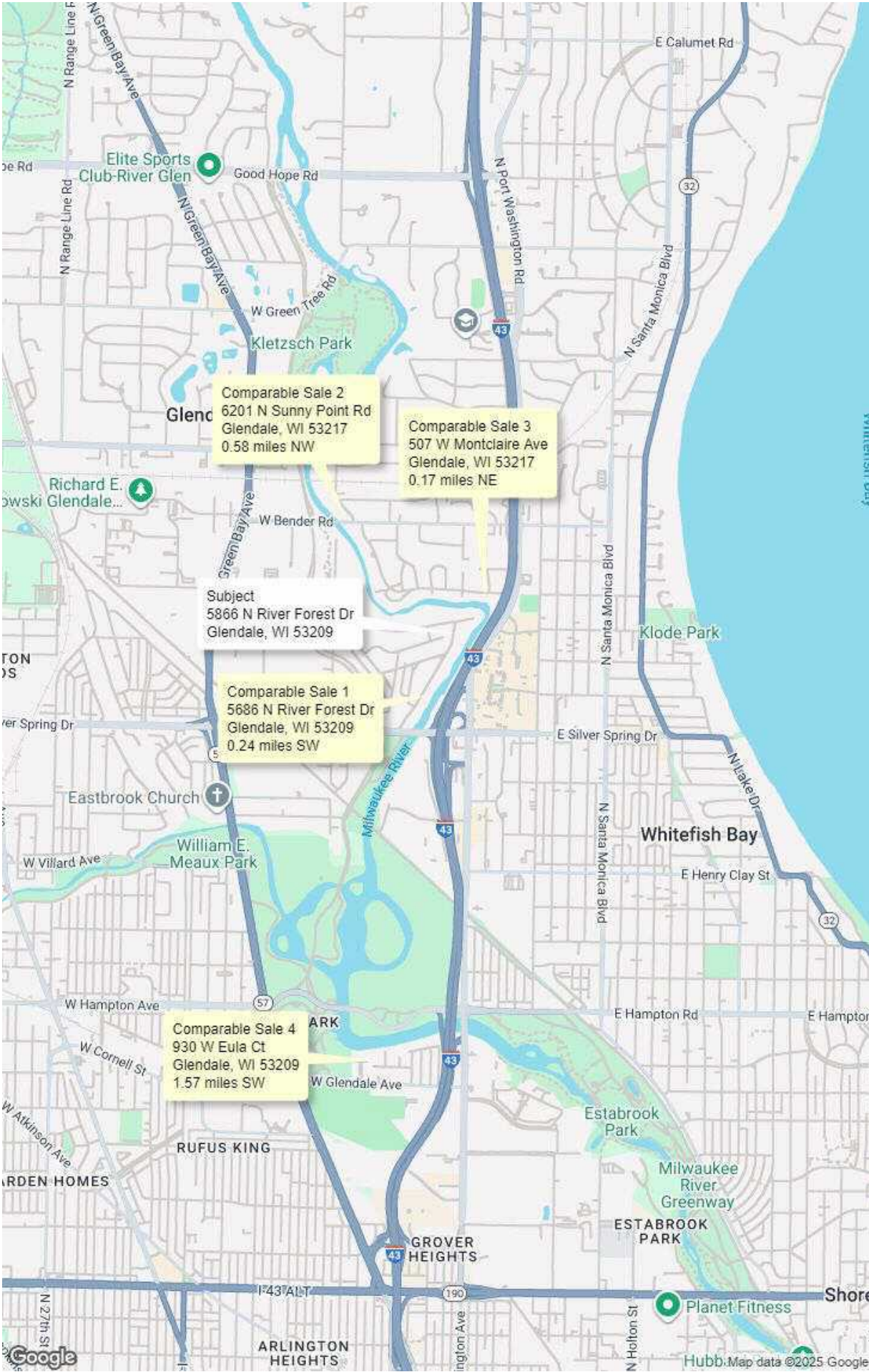
AERIAL MAP

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip: 53209	
Lender: Glendale Community Development Department			



LOCATION MAP

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:	
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 16, 2025
Appraised Value: \$ 300,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower:	File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:
City: Glendale	State: WI
Lender: Glendale Community Development Department	Zip: 53209



street



front/side



side/rear



garage

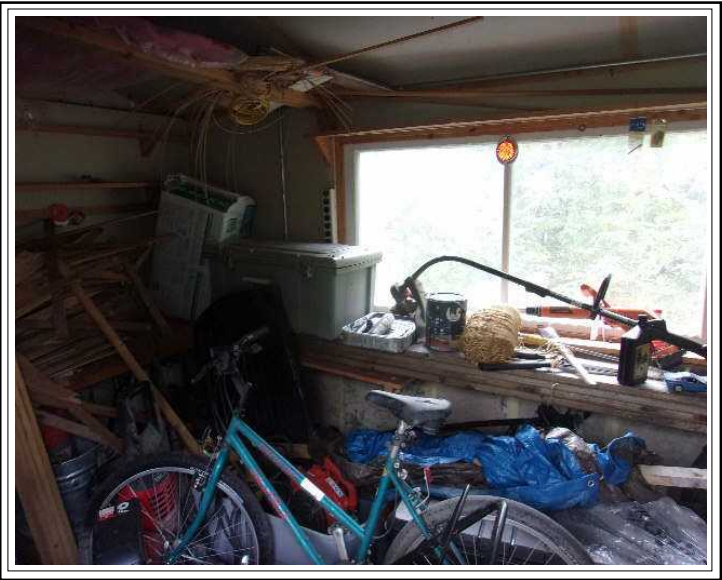


garage



shed

Borrower:	File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:
City: Glendale	State: WI
Lender: Glendale Community Development Department	Zip: 53209



shed



rear house view towards river



river shoreline



river shoreline



river view towards I-43



river view towards I-43



crawl space



crawl space



kitchen



laundry



breaker



tankless water heater

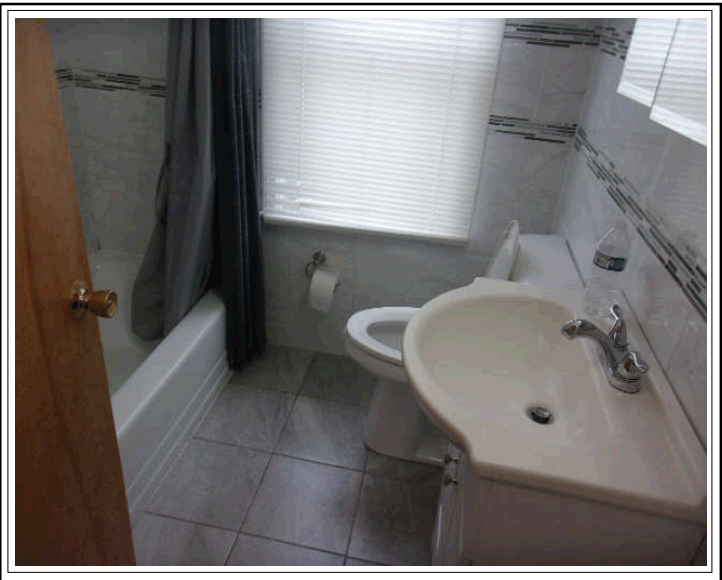
Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



living



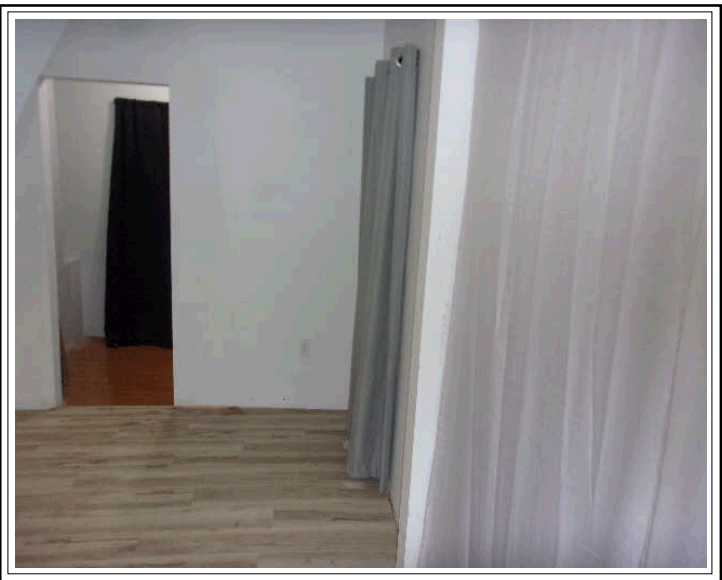
dining



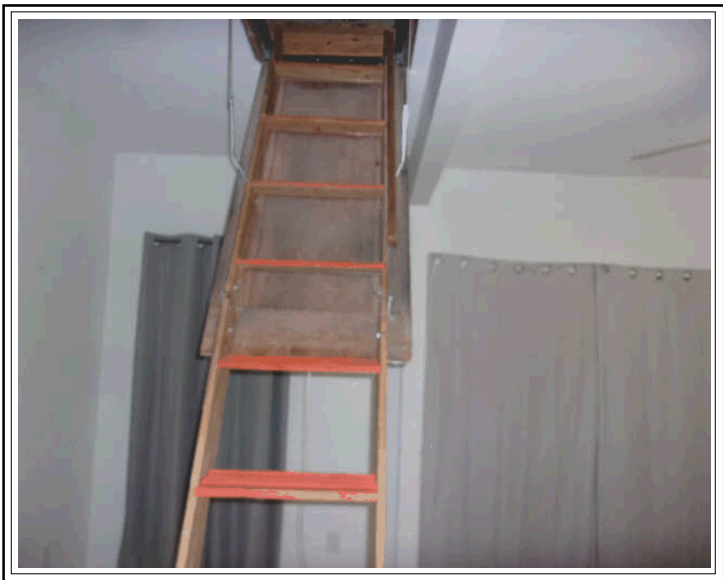
bath



bedroom



bedroom



attic stairs

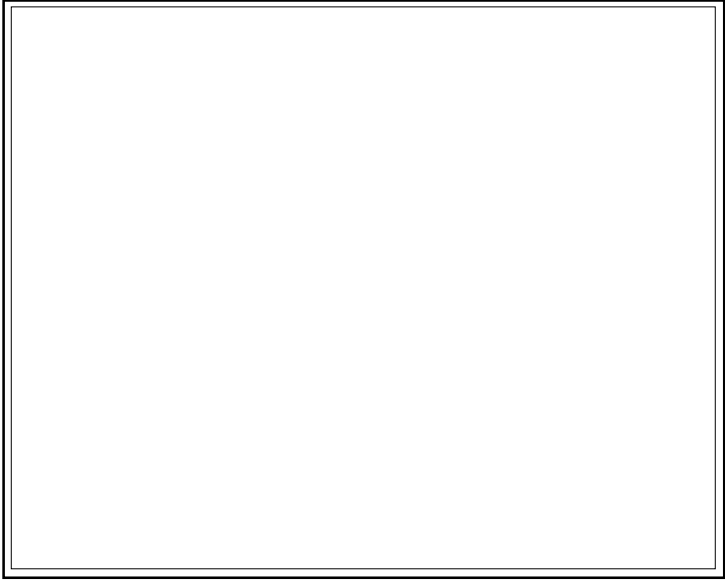
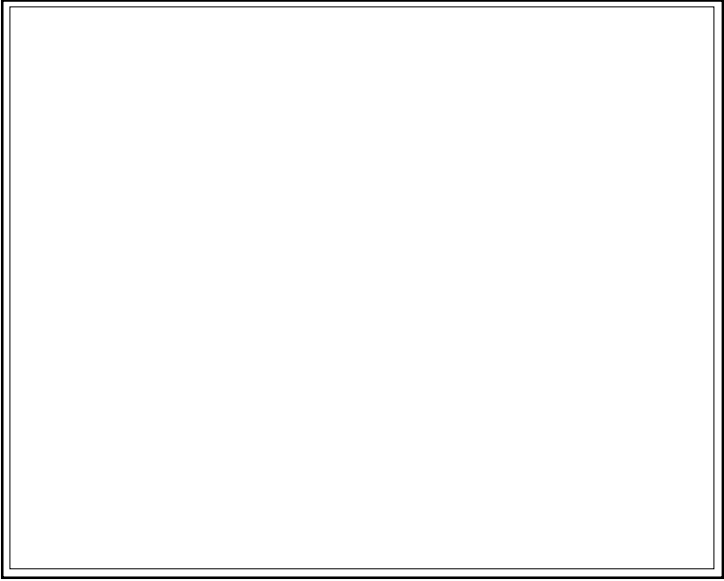
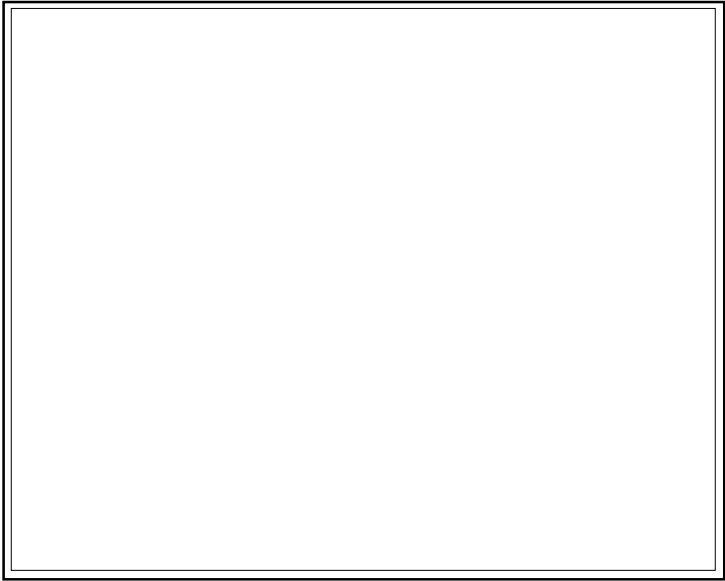
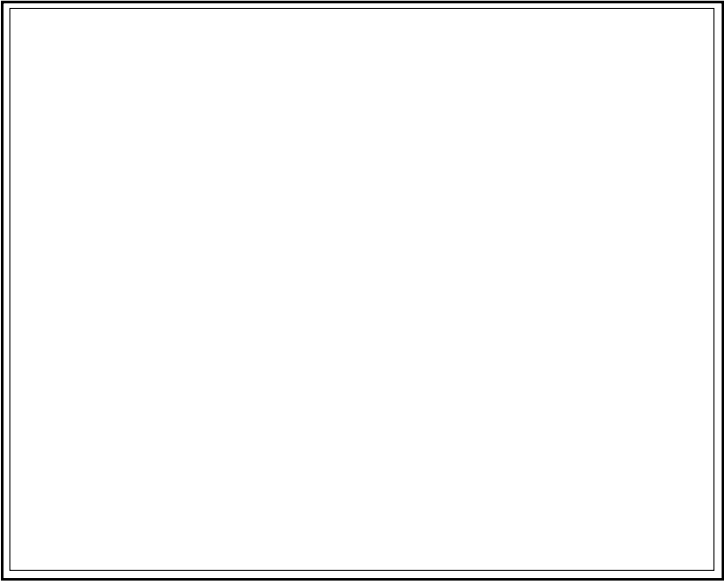
Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



attic furnace



attic



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



COMPARABLE SALE #1

5686 N River Forest Dr
Glendale, WI 53209
Sale Date: 07/30/2025
Sale Price: \$ 200,000



COMPARABLE SALE #2

6201 N Sunny Point Rd
Glendale, WI 53217
Sale Date: 12/20/2024
Sale Price: \$ 325,000



COMPARABLE SALE #3

507 W Montclair Ave
Glendale, WI 53217
Sale Date: 03/28/2025
Sale Price: \$ 475,000

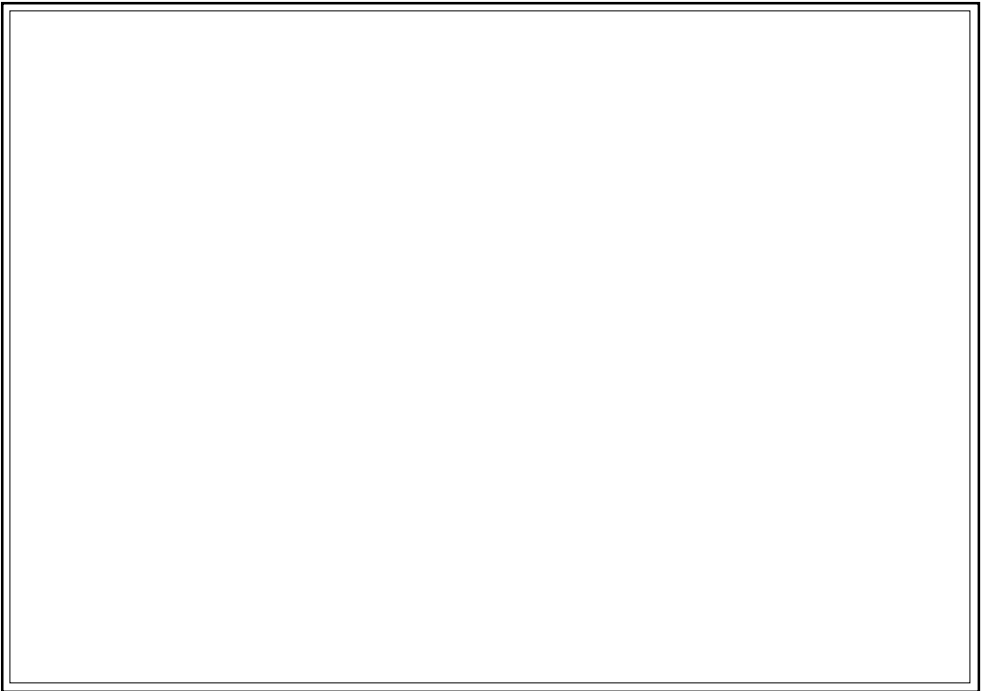
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



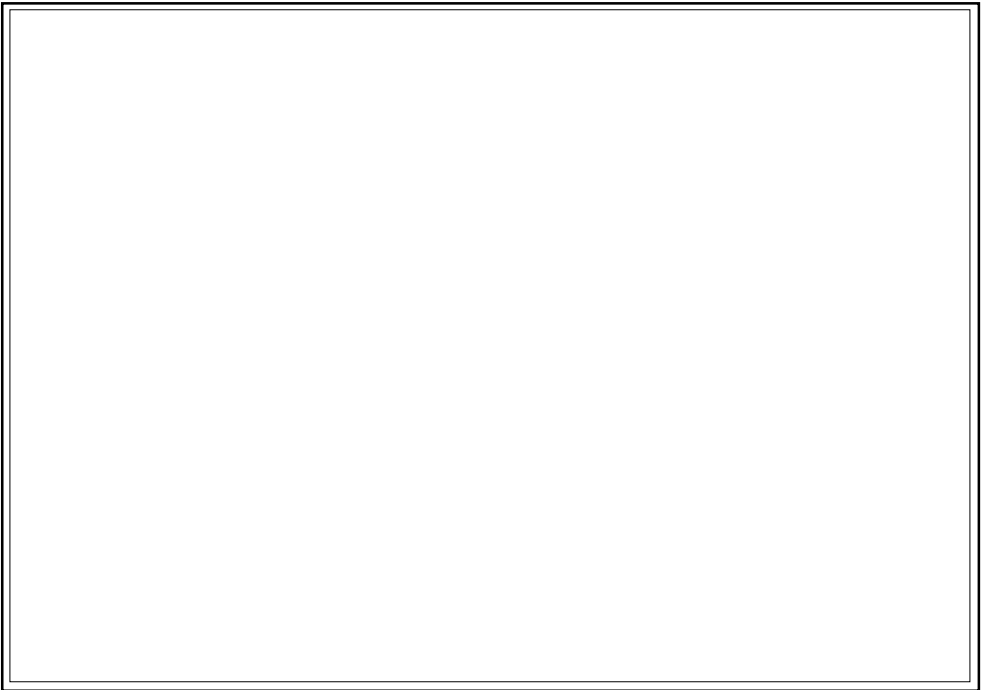
COMPARABLE SALE #4

930 W Eula Ct
Glendale, WI 53209
Sale Date: 04/18/2025
Sale Price: \$ 483,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Comparable Sale 1 Data Sheet

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Address: 5866 N River Forest Dr Glendale, Wisconsin 53209-4520 Taxed by: Glendale MLS #: 1929813



Property Type: Single-Family Status: Sold County: Milwaukee Seller Offers Concessions: Yes	List Price: \$250,000 Tax Key: 1670229000 Taxes: \$6,239 Tax Year: 2024 Est. Acreage: 0.44
Bedrooms: 2 Total Bathrooms: 1 Total Full/Half Baths: 1 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 1 Garage Type: Attached	Rooms: Est. Total Sq. Ft.: 1,221 Est. Year Built: 1948 Zoning: Res
Flood Plain: Unknown	Days On Market: 34

Directions: 5866 N River Forest Dr., Glendale, WI 53209

School District: Glendale-River Hills High School: Nicolet Middle School: Glen Hills Elem. School: Parkway	<table><tr><th>Name</th><th>Dim</th><th>Level</th></tr><tr><td>Master Bedroom</td><td>13 x 14</td><td>Main</td></tr><tr><td>Bedroom 2</td><td>13 x 13</td><td>Main</td></tr></table>	Name	Dim	Level	Master Bedroom	13 x 14	Main	Bedroom 2	13 x 13	Main	<table><tr><th>Name</th><th>Dim</th><th>Level</th></tr><tr><td>Living/Great Room</td><td>24 x 15</td><td>Main</td></tr><tr><td>Kitchen</td><td>10 x 9</td><td>Main</td></tr><tr><td>Laundry</td><td>13 x 8</td><td>Main</td></tr></table>	Name	Dim	Level	Living/Great Room	24 x 15	Main	Kitchen	10 x 9	Main	Laundry	13 x 8	Main
Name	Dim	Level																					
Master Bedroom	13 x 14	Main																					
Bedroom 2	13 x 13	Main																					
Name	Dim	Level																					
Living/Great Room	24 x 15	Main																					
Kitchen	10 x 9	Main																					
Laundry	13 x 8	Main																					

Type: Type of Construction: Stick/Frame	Documents: Listing Contract; Tax Bill
Water Features: River	Appliances Incl.: None
Style: 1 Story	Misc. Interior: Natural Fireplace
Architecture: Ranch	Water/Waste: Municipal Water; Municipal Sewer
Driveway: Unpaved	Municipality: City
Exterior: Stone	
Basement: None	
Heating Fuel: Natural Gas	
H/C Type: Forced Air	
Bath Description: MBR Bath Shower over Tub	

Remarks: 1-PARTY LISTING - Comp Purposes Only.
Inclusions: None

Excl. Agency Contrct: N	Broker Owned: N	Electronic Consent: No
Limited/Unserviced: No	Named Prospects: Y	Listing Date: 06/12/2025
Sold Price: \$200,000	Closing Date: 07/30/2025	Terms of Sale: Cash
Listing Office: Shorewest Realtors, Inc.: swr10 Ph: 262-786-4000 Fax: URL: http://www.shorewest.com	Listing Agent: Jeffrey L Ranney : 26532 Ph: 414-975-5605 Cell: Fax: Email: jranney@shorewest.com	LA Address: 21675 Longview Drive, Suite 500 Waukesha, WI 53186 LO License #: 7771-91 LA License #: 81581-94
Selling Office: Shorewest Realtors, Inc. swr08 Ph: 262-574-2067 URL: http://www.shorewest.com License #: 7771-91	Selling Agent: Adam Loeffel 41230 Ph: 845-518-0452 Email: aloeffel@shorewest.com License #: 91712-94	

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM. Broker Attribution: PropertyInfo@shorewest.com

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Permit Surveys

		Property Information			
Parcel Number: 167-0229-000		Physical Address: 5686 N RIVER FOREST DR GLENDALE, WI 53209		Municipality: Glendale, City of	
Owner Name: M&J Mitchell LLC 2424 E Holt Avenue Milwaukee, WI 53207		Legal Description: ASSESSMENT SUBD #79 SW1/4 SEC 29-8-22E NE1/2 LOT 12 BLK 1		Land Use: Residential	
				Date of Inspection:	
Neighborhood: 04 Milwaukee River - Glendale					
Property Photograph: 			Property Sketch: The sketch for this property has not yet been processed.		
Parcel Sketch and Site Map obtained from the County GIS					
Building Description: 167-0229-000- 1					

Comparable Sale 1 Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1948		Exterior Wall: 08-Stone	
Building Type/Style: 09-Basic Single Story		Bedrooms: 2	
Story Height: 1.0		Full Baths: 1	
Grade: C+		Half Baths: 0	
CDU/Overall Condition: Fair		Room Count: 4	
Interior Condition: Better		Basement Description: No Basement	
Kitchen Condition: Fair		Heating: Basic Heating	
Bath Condition: Poor		Type of Fuel: Gas	
		Type of System: Warm Air	
Square Footage / Attachments:			
Finished Basement Living Area: 0		Total Living Area:	
First Story: 1,221		1,221	
Basement Feature Rec. Room Area:			
Attachment Description(s):		Area:	
23-AMG		377	
35-Ms/Terrace		16	
Feature Description(s):		Area:	
03-Masonry Fireplace		1	
Permit / Construction History:			
<u>Date of Permit:</u>		<u>Permit Number:</u>	
10/1/2020		PH20-0169	
7/5/2010		847-10-07	
		<u>Permit Amount:</u>	
		\$1	
		\$1,100	
		<u>Details of Permit:</u>	
		replace boiler	
Ownership / Sales History:			
<u>Date of Sale:</u>		<u>Purchase Amount:</u>	
7/29/2025		\$200,000	
<u>Sale Document:</u>		<u>Sale Validity:</u>	
11527447		Valid	
		<u>Conveyance Type:</u>	
		W/C D - Warrant/Condo Deed	
		<u>Sale Type:</u>	
		Land and Improvements	
Land Data - Land Item: 1			
Land Class: A-Residential		Land Sub-Class: A-Residential Primary Site	
Pricing / Unit of Measure: Frontage		Acreage: 0.436	
Square Footage: 18,992		Frontage: 102	
Depth: 186		Width:	
Land Value: \$168,200			
Total Improvement Value:			\$138,500
Total Land Value:			\$168,200
Total Assessed Value:			\$306,700

Comparable Sale 2 Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Address: 6201 N Sunny Point Rd Glendale, Wisconsin 53217-4171 Taxed by: Glendale MLS #: 1895594



Property Type: Single-Family	List Price: \$300,000
Status: Sold	Tax Key: 1620059000
County: Milwaukee	Taxes: \$8,212.1
Seller Offers Concessions: No	Tax Year: 2023
	Est. Acreage: 0.51
Bedrooms: 5	Rooms: 9
Total Bathrooms: 2	Est. Total Sq. Ft.: 2,489
Total Full/Half Baths: 2 / 0	Est Fin Above Grade SqFt: 2,489
F/H Baths Main: 2 / 0	Est Fin Below Grade SqFt: 0
F/H Baths Upper:	Est Unfin Below Grade SqFt: 0
F/H Baths Lower:	Est. Year Built: 1967
Garage Spaces: 3.5	Zoning: residential
Garage Type: Attached	
Flood Plain: Yes	Days On Market: 66

Directions: Bender Rd to Sunny Point.

School District: Nicolet UHS	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	15 x 14	Main	Living/Great Room	16 x 15	Main
Middle School: Glen Hills	Bedroom 2	12 x 14	Main	Kitchen	21 x 12	Main
Elem. School: Parkway	Bedroom 3	14 x 12	Main	Family Room	21 x 20	Main
Subdivision: Glen River Estates	Bedroom 4	14 x 11	Main	Dining Room	13 x 11	Main
HOA Dues/Yr.: 0	Bedroom 5	13 x 11	Main	Laundry	9 x 9	Main
Body of Water: Milwaukee River						
Est Water Front Footage: 79.11						

Type:	Waterfrontage on Lot; Water Access/Rights	Documents:	Listing Contract; Seller Condition; LeadPaint Disclosure; Survey; Floor Plans
Water Features:	River	Appliances Incl.:	Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer
Lot Description:	Corner Lot; Adjacent to Park/Greenway; Wooded; View of Water; Sidewalk; Near Public Transit; Borders Public Land	Misc. Exterior:	Patio
Style:	1 Story	Misc. Interior:	Natural Fireplace; Central Vacuum; Cable TV Available; High Speed Internet; Simulated Wood Floors; Wood Floors
Architecture:	Ranch	Water/Waste:	Municipal Water; Municipal Sewer
Garage:	Electric Door Opener; Tandem	Municipality:	City
Driveway:	Paved; Parking Space	Accessibility:	Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower; Level Drive
Exterior:	Stone; Vinyl; Low Maintenance Trim		
Basement:	Full; Crawl Space; Block; Stubbed for Bathroom; Sump Pump		
Heating Fuel:	Natural Gas		
H/C Type:	Forced Air; Central Air		
Bath Description:	Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile		

Remarks: NOW OFFERED AT \$300,000! SELLERS SAY "BRING ME AN OFFER!" Perfect for those seeking sweat equity or an easy winter rehab project! Features include a 2.5-car garage with additional storage space, a double-sided fireplace between the family room and den, a spacious kitchen ready for updates, a primary bedroom with an en suite bath and laundry, and a lower level with plumbing for a future bath. Outdoors, enjoy the large bluff with a trail to the river—ideal for creating a firepit or sitting area. Near Kletzsch Park, Lincoln Park (18-hole golf course), the Oak Leaf Trail, Bayshore Mall, and more!

Private Remarks: Property being sold through personal reps (probate). Earnest money to be held at Land Title (Trust Fund Friendly). Flood Insurance is anywhere from \$1,300+ depending on the level of coverage selected.

Showing Information: Align Showing

Inclusions: Refrigerator, Range, Dishwasher, Microwave

Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes
		Listing Date: 10/08/2024
Limited/Unserviced: No	Named Prospects: N	Seller Offers Concessions: No
Sold Price: \$325,000	Closing Date: 12/20/2024	Pending Date: 12/12/2024
		Terms of Sale: Cash
		Transaction Type: Arms Length
Listing Office: RE/MAX Service First of 24000	Listing Agent: Ted Schaar ABR, CDPE, CIAS: 21042	LA Address:
Ph: 262-287-9900	Ph: 414-678-9833 Cell: 414-678-9833	LO License #: 938862-91
Fax: 800-886-9699	Fax:	LA License #: 56985-90
URL: http://remaxservicefirstwi.com	Email: ted@mke.re	
Selling Office: RE/MAX Service First of 24000 Ph: 262-287-9900	Selling Agent: Ted Schaar ABR, CDPE, CIAS 21042 Ph: 414-678-9833	
URL: http://remaxservicefirstwi.com	Email: ted@mke.re	
License #: 938862-91	License #: 56985-90	

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM.

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

 Property Information 			
Parcel Number: 162-0059-000		Physical Address: 6201 N SUNNY POINT RD , 53209	
Municipality: Glendale, City of			
Owner Name: Wardman Investments, LLC PO Box 13622 Wauwatosa, WI 53213	Legal Description: GLEN RIVER ESTATES LOT 3 BLK 4	Land Use: Residential	Date of Inspection:
Neighborhood: 04 Milwaukee River - Glendale			
Property Photograph: 		Property Sketch: The sketch for this property has not yet been processed.	
Parcel Sketch and Site Map obtained from the County GIS			
Building Description: 162-0059-000- 1			

Comparable Sale 2 Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1967	Exterior Wall: 01-Wood				
Building Type/Style: 01-Ranch	Bedrooms: 5				
Story Height: 1.0	Full Baths: 2				
Grade: C+	Half Baths: 0				
CDU/Overall Condition: Fair	Room Count: 10				
Interior Condition: Poorer	Basement Description: Partial				
Kitchen Condition: Average	Heating: Air Conditioning - Same Ducts				
Bath Condition: Average	Type of Fuel: Gas				
	Type of System: Warm Air				
Square Footage / Attachments:					
Finished Basement Living Area: 0	Total Living Area:				
First Story: 2,489	2,489				
Basement Feature Rec. Room Area: 1,100					
Attachment Description(s):	Area:				
33-Concrete Patio	250				
35-Ms/Terrace	40				
13-AFG	882				
Feature Description(s):	Area:				
Permit / Construction History:					
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:		
Ownership / Sales History:					
			Sale Type:		
			Land and Improvements		
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	
12/19/2024	11474537	\$325,000	Valid	O - Other	Land and Improvements
4/22/2014	10372141	\$183,800	Invalid	QCD - Quit Claim Deed	Land and Improvements
2/24/2021	11085137	\$142,500	Invalid	O - Other	Land and Improvements
Land Data - Land Item: 1					
Land Class: A-Residential			Land Sub-Class: A-Residential Primary Site		
Pricing / Unit of Measure: Frontage			Acreage: 0.515		
Square Footage: 22,433			Frontage: 50		
Depth: 449			Width:		
Land Value: \$170,000					
Total Improvement Value:					\$276,700
Total Land Value:					\$170,000
Total Assessed Value:					\$446,700

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Address: 507 W Montclair Ave Glendale, Wisconsin 53217 Taxed by: Glendale MLS #: 1907294



Property Type: Single-Family
Status: Sold
Start Showing Date: 03/04/2025
County: Milwaukee
Seller Offers Concessions: No
List Price: \$459,900
Tax Key: 1668986001
Taxes: \$9,244
Tax Year: 2024
Est. Acreage: 0.31
Bedrooms: 2
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Rooms: 7
Est. Total Sq. Ft.: 1,962
Est Fin Above Grade SqFt: 1,962
Est. Year Built: 1957
Zoning: Res
Flood Plain: Yes
Days On Market: 1

Directions:

School District: Glendale-River Hills	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	13.5 x 14.5	Main	Living/Great Room	16 x 16	Main
Middle School: Glen Hills	Bedroom 2	14 x 14	Main	Kitchen	19.5 x 14	Main
Elem. School: Parkway	Sun/Four Season	16.5 x 10.5	Main	Dining Room	8 x 20	Main
Body of Water: Milwaukee River	Room					
Est Water Front Footage: 88						

Type: Waterfrontage on Lot Water Features: River Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Stone; Wood Basement: Full; Stubbed for Bathroom Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Shower Over Tub	Documents: Listing Contract; Delayed Form; Seller Condition; LeadPaint Disclosure Appliances Incl.: Oven; Range; Refrigerator; Dishwasher Misc. Interior: 2 or more Fireplaces; Vaulted Ceiling(s) Water/Waste: Municipal Water; Municipal Sewer Municipality: City Accessibility: Bedroom on Main Level; Full Bath on Main Level
--	--

Remarks: This idyllic mid-century modern ranch on the Milwaukee River is a must see! Its cathedral ceilings, circle drive, 2 wood-burning fireplaces, central air, cork-floored sunroom, large Thermopane windows and 88 feet of river frontage make for a comfortable lifestyle inside and out. Living, dining, and sun rooms are all open to each other and face the spectacular bend in the Milwaukee River. Priced to Sell!
Private Remarks: Broker does not verify measurements. Direct all questions and offers to Maripat Wilkinson 414-377-5454 maripat.wilkinson@remax.net.
Showing Information: Aligned Showings
Inclusions: Oven/Range, Refrigerator, Dishwasher

Excl. Agency Contract: N		Broker Owned: N		Electronic Consent: Yes	
Limited/Unserviced: No		Owner: Mink Family Trust		Listing Date: 02/18/2025	
Sold Price: \$475,000		Seller Offers Concessions: No			
Named Prospects: N		Pending Date: 03/04/2025		Terms of Sale: Conventional	
Closing Date: 03/28/2025					
Listing Office: RE/MAX United - Cedarburg: remx10		Listing Agent: Scott W Campbell, CLHMS, THE SCOTT CAMPBELL GROUP CLHMS: 9813w		LA Address: W63 N647 Washington Ave. Cedarburg, WI 53012	
Ph: 262-375-0400		Ph: 414-331-7888		LO License #: 700820-91	
Fax: 262-376-4141		Cell: 414-331-7888		LA License #: 29692-90	
URL: http://www.remax-united-wi.com		Fax: 262-376-4141			
		Email: scampb5977@aol.com			
Selling Office: Keller Williams Realty-Milwaukee Southwest keller8		Selling Agent: Karli D Tatum 42121		Ph: 414-436-1771	
Ph: 262-599-8980		Email: karli.tatum@kw.com			
URL:		License #: 93947-94			
License #: 937913-91					

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM.

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

 ACCURATE INNOVATION EDUCATION TECHNOLOGY Property Information  PROLOREM COMPREHENSIVE ASSESSMENT SOFTWARE			
Parcel Number: 166-8986-002		Physical Address: 507 WMONTCLAIRE AVE GLENDALE, WI 53209	
Municipality: Glendale, City of			
Owner Name: TINA OWEN-MOORE 507 W. MONTECLAIRE AVENUE GLENDALE, WI 53217	Legal Description: COM 245 FT E OF NW COR OF SE 1/4 29-8-22; TH S 10 FT TO POC; S TO BANK OF MILW RIVER; SELY ALG SD BANK TO A PT 330 FT E & 185 FT S OF NW COR OF SD 1/4 SEC; N TO A PT 330 FT W OF NW COR OF SD 1/4 SEC; W 80 FT; S 10 FT; TH W 5 FT TO POC	Land Use: Residential	Date of Inspection:
Neighborhood: 04 Milwaukee River - Glendale			
Property Photograph: 		Property Sketch: The sketch for this property has not yet been processed.	
Parcel Sketch and Site Map obtained from the County GIS			
Building Description: 166-8986-002- 1			

Comparable Sale 3 Data Sheet

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Year Built: 1/2/1957	Exterior Wall: 01-Wood				
Building Type/Style: 13-Contemporary	Bedrooms: 2				
Story Height: 1.0	Full Baths: 2				
Grade: C+	Half Baths: 0				
CDU/Overall Condition: Average	Room Count: 7				
Interior Condition: Same	Basement Description: Full Basement				
Kitchen Condition: Average	Heating: Air Conditioning - Same Ducts				
Bath Condition: Average	Type of Fuel: Gas				
	Type of System: Warm Air				
Square Footage / Attachments:					
Finished Basement Living Area: 0	Total Living Area:				
First Story: 1,962	1,962				
Basement Feature Rec. Room Area:					
Attachment Description(s):	Area:				
35-Ms/Terrace	60				
33-Concrete Patio	800				
13-AFG	560				
Feature Description(s):	Area:				
Permit / Construction History:					
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:		
Ownership / Sales History:					
Sale Type:					
Land and Improvements					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Land and Improvements
12/17/2024	11473208	\$444,100	Invalid	QCD - Quit Claim Deed	Land and Improvements
12/17/2024	11475341	\$444,100	Invalid	O - Other	Land and Improvements
3/27/2025	11495996	\$475,000	Valid	O - Other	Land and Improvements
Land Data - Land Item: 1					
Land Class: A-Residential			Land Sub-Class: A-Residential Primary Site		
Pricing / Unit of Measure: Frontage			Acreage: 0.312		
Square Footage: 13,591			Frontage: 88		
Depth: 154			Width:		
Land Value: \$208,200					
Total Improvement Value:					\$235,900
Total Land Value:					\$208,200
Total Assessed Value:					\$444,100

Comparable Sale 4 Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Address: 930 W Eula Ct Glendale, Wisconsin 53209 Taxed by: Glendale MLS #: 1909508



Property Type: Single-Family
Status: Sold
County: Milwaukee
Seller Offers Concessions:
List Price: \$450,000
Tax Key: 23310390000
Taxes: \$7,735
Tax Year: 2024
Est. Acreage: 0.25
Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Rooms:
Est. Total Sq. Ft.: 1,812
Est. Year Built: 1924
Zoning: Residential
Flood Plain: No
Days On Market: 37

Directions: Port Washington Rd, west on Glendale Ave, north on Elm Tree, West on Eula to home

School District: Nicolet UHS	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	19 x 15	Upper	Living/Great Room	19 x 16	Main
Middle School: Glen Hills	Bedroom 2	22 x 12	Upper	Kitchen	16 x 8	Main
Elem. School: Parkway	Bedroom 3	10 x 9	Main	Dining Room	17 x 12	Main
Body of Water: Milwaukee River				Laundry		Lower
Est Water Front Footage: 41						

Type: Waterfrontage on Lot; Water Access/Rights Water Features: River; Private Dock Lot Description: Wooded; View of Water; Sidewalk; Near Public Transit Style: 2 Story; Multi-Level Architecture: Contemporary Garage: Electric Door Opener Driveway: Paved; Parking Space Outbuildings: Storage Shed Exterior: Aluminum/Steel; Other Basement: Full Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: At least one Bathtub; Shower Over Tub	Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Tax Bill Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer Misc. Exterior: Deck Misc. Interior: Walk-In Closet(s); Cable TV Available; Vaulted Ceiling(s) Water/Waste: Municipal Water; Municipal Sewer Municipality: Village Accessibility: Bedroom on Main Level; Full Bath on Main Level
---	---

Remarks: Truly one of a kind! This contemporary home has 41ft of Milwaukee River frontage! The floor plan is super fun. It is bright & open, with lots of windows. The views are absolutely amazing from each level. You will think you live in a vacation retreat when you wake up every morning in the large master bedroom surrounded by views of trees & wildlife. A little slice of heaven close to the city. The unique multi-level main living area has a kitchen/dining area that overlooks the expansive living room. It has double ovens, stainless steel appliances & cherry cabinets. The living room opens to a large deck & stairs that go to the river! 2 car garage with work shop area off the back & plenty of loft storage. quite, dead-end street. Pack your kayak & get ready to feel like you are on vacation!
Private Remarks: Please be aware There is a step down as you enter through the hall to the master bedroom
Showing Information: Multiple offers in hand. Please get offers in by 3:00 on 3/14/2025 Aligned
Inclusions: Also included, Barn Beam light fixture in Foyer, and attached metal bracket above patio door, and triangle going into the living room, stain glass window going up the steps.

Excl. Agency Contrct: N Limited/Unserviced: No Sold Price: \$483,000	Broker Owned: N Named Prospects: N Closing Date: 04/18/2025	Electronic Consent: Yes Listing Date: 03/11/2025 Terms of Sale: Conventional Transaction Type: Arms Length
Listing Office: RE/MAX Lakeside-West remx41 Ph: 262-784-9220 Fax: 414-327-6870 URL: http://www.lakesiderealtors.com	Listing Agent: Sarah L Walters ABR,CRS,GRI: 16975 Ph: 262-617-5843 Cell: 262-617-5843 Fax: Email: Walterssarahl@yahoo.com	LA Address: LO License #: 700328-91 LA License #: 58024-94
Selling Office: Riverwest Realty Milwaukee riverwest URL: http://riverwestrealtymilwaukee.com License #: 937505-91	Selling Agent: Lance Wooten Team*CRS lanceteam Email: lance@rwmke.com License #: 57371-90	Ph: 262-424-9888

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
Copyright 2025 by Multiple Listing Service, Inc. See [copyright notice](#).
Prepared by Jorge A Barreiro on Tuesday, November 04, 2025 11:08 AM.

Borrower:		File No.:	5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

		Property Information			
Parcel Number: 233-1039-000		Physical Address: 930 WEULA CT GLENDALE, WI 53209		Municipality: Glendale, City of	
Owner Name: Hannah Sanchez 930 W Eula Ct Glendale, WI 53209		Legal Description: ASSESSMENT SUBD #75 NW1/4 SEC 5-7-22E LOT 4 BLK 4		Land Use: Residential	
				Date of Inspection: 2/24/2020	
Neighborhood: 04 Milwaukee River - Glendale					
Property Photograph: 			Property Sketch: The sketch for this property has not yet been processed.		
Parcel Sketch and Site Map obtained from the County GIS					
Building Description: 233-1039-000- 1					

Comparable Sale 4 Data Sheet

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1924	Exterior Wall: 04-Alum/Vinyl				
Building Type/Style: 10-Farmhouse	Bedrooms: 3				
Story Height: 2.0	Full Baths: 2				
Grade: C+	Half Baths: 0				
CDU/Overall Condition: Good	Room Count: 8				
Interior Condition: Better	Basement Description: Full Basement				
Kitchen Condition: Very Good	Heating: Air Conditioning - Same Ducts				
Bath Condition: Very Good	Type of Fuel: Gas				
	Type of System: Warm Air				
Square Footage / Attachments:					
Finished Basement Living Area: 0	Total Living Area:				
First Story: 1,129	1,812				
Basement Feature Rec. Room Area:					
Attachment Description(s):	Area:				
31-WD	180				
11-OFP	20				
Feature Description(s):	Area:				
Detached Improvement: 233-1039-000-233-1039-000-233-1039-000-1					
Detached Improvement Type: RG 1-Detached Frame Garage	Detached Improvement Class: A-Residential				
Year Built: 1/2/1929	Detached Improvement Condition: Good				
Height:	Square Feet: 407				
Permit / Construction History:					
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:		
3/30/2009	303-09-4B	\$1,300			
Ownership / Sales History:					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
4/14/2019	10862853	\$358,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
6/16/2013	10262346	\$342,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
4/17/2025	11501282	\$483,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
Land Data - Land Item: 1					
Land Class: A-Residential			Land Sub-Class: A-Residential Primary Site		
Pricing / Unit of Measure: Frontage			Acreage: 0.249		
Square Footage: 10,846			Frontage: 41		
Depth: 265			Width:		
Land Value: \$139,400					
Total Improvement Value:					\$214,300
Total Land Value:					\$139,400
Total Assessed Value:					\$353,700

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

NO. 1778 - 9

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Jorge A Barreiro

was granted a license to practice as a

APPRAISER, CERTIFIED RESIDENTIAL

(551)

in the State of Wisconsin in accordance with Wisconsin Law
on the 4th day of January in the year 2010.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Real Estate Appraisers Board

has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services




DPS Secretary

This certificate was printed on the 29th day of November in the year 2023

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



300 E BROADWAY #172
WAUKESHA, WI 53187
(262) 259-0017
BARREIROASSOCIATES.COM



JORGE A. BARREIRO, SRA, AI-RRS

As the Managing Director of Barreiro & Associates, a comprehensive valuation, consulting, and advisory firm, Mr. Barreiro has been a key player in the real estate industry since 2007. He provides and oversees a wide range of real estate appraisal services for various purposes, including advisory, consulting, acquisition, financing, fractional interests, disposition, litigation, asset review, and condemnation.

Mr. Barreiro's primary objective is to empower clients to make informed decisions by delivering accurate and unbiased valuation services. His extensive client base includes attorneys and law firms, lending institutions, financial companies, mortgage banking firms, secondary lending agencies, and numerous county and state governmental agencies.

He is also qualified to provide expert testimony in court, particularly in areas such as eminent domain, bankruptcy proceedings, and fractional interest valuations, ensuring that clients receive credible and professional support at various trial levels.



Borrower:	File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr	Case No.:
City: Glendale	State: WI Zip: 53209
Lender: Glendale Community Development Department	

JORGE A. BARREIRO, SRA, AI-RRS

300 E Broadway #172 - Waukesha WI 53187

Cell: (262) 993-7388

Email: barreiroj@att.net**QUALIFICATIONS OF THE APPRAISER****EDUCATION****WCTC**

Real Estate Appraisal - 2007

Two/Four Family Appraisals 2007

McKissock Real Estate and Appraisal School

Residential Sales Comparison and Income Approaches – 2009 *

Residential Appraiser Site Valuation and Cost Approach – 2009 *

Residential Market Analysis and Highest & Best Use – 2009 *

Advanced Residential Applications and Case Studies – 2009 *

Residential Report Writing and Case Studies – 2009 *

Issues/Law Changes for Appraisers – 2009 *

Appraisal Subject Matter Electives – 2009 *

Statistics, Modeling and Finance – 2009 *

Uniform Standards of Professional Appraisal Practice – 2009 *

Appraising FHA – 2012 *

Introduction to Green Building for Real Estate Appraisers – 2012 *

Relocation Appraisals – 2012 *

REO and Foreclosures – 2012 *

Residential Appraisal Reviews – 2012 *

Construction Details and Trends – 2012 *

Appraising 2-4 Unit Residences – 2024 *

Appraisal Institute

Residential Site Valuation and Cost Approach – 2013 *

Residential Report Writing and Case Studies – 2013 *

Residential Market Analysis and Highest & Best Use – 2013 *

Residential Sales Comparison and Income Approach – 2014 *

Real Estate Finance Statistics and Valuation Modeling – 2014 *

Business Practices and Ethics – 2014

Advanced Residential Report Writing, Pt. I – 2014

Advanced Residential Report Writing, Pt. II – 2014

Application & Interpretation of Simple Linear Regression – 2015

Complex Litigation Appraisal Case Studies – 2016

The Appraiser as an Expert Witness – 2016

Using Technology to Measure & Support Assignment Results – 2016

Litigation Appraising: Specialized Topics and Applications – 2017

Income Approach for Residential Appraisers – 2017

Condemnation Appraising: Principles and Applications – 2017

* Online - proctored exam required to complete course

Borrower:		File No.: 5866 N River Forest
Property Address: 5866 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Appraisal Institute

Valuation by Comparison – 2018
Leadership Development & Advisory Council – 2018
Business Practices and Ethics – 2018
AIWI Annual Appraisal Condemnation Appraisal Symposium – 2018-2024
Leadership Development & Advisory Council – 2019
Review Theory Residential – 2021
If Houses Could Talk – 2021
Business Practices and Ethics – 2021
Leadership Development & Advisory Council – 2022
Rural Area Appraisals – 2022
Advanced Land Valuation: Sound Solutions to Perplexing Problems – 2022
Complex Valuation – 2023
FHA Appraising – Principles and Procedures – 2023
Supporting Appraisal Adjustments-2023
Fractional Interest Valuation – 2024
Zoning-Out: Upzoning Appraising - Using Highest & Best Use Analysis – 2024
Stats, Graphs and Data Science 1 -2025

EXPERIENCE

Managing Director – Barreiro Appraisals, LLC Waukesha WI, 2007 – Present
Fee Appraiser - Advantage Appraisal Services, Oconomowoc WI, 2005 - 2007
Technical Specialist – TDS Metrocom, New Berlin WI, 2003 – 2006
Field Service Manager – Avaya Inc., Brookfield WI, 1998 – 2003
Systems Engineer – AT&T, Waukesha WI, 1995 – 1998

PROFESSIONAL ACCOMPLISHMENTS

WI Certified Residential Appraiser
Certification #1778
FHA Certified Appraiser
U.S. Department of Housing and Urban Development
SRA & AI-RRS Designations
Appraisal Institute
Litigation Development Program
Appraisal Institute
WI Chapter Board Member 2016 to 2023
Appraisal Institute
WI Chapter President 2022
Appraisal Institute
Region III Board Member 2022 to present
Appraisal Institute
Leadership Development and Advisory Council 2019 to 2022
Appraisal Institute
Leadership Development and Advisory Council Discussion Leader – 2023
Appraisal Institute

Exhibit A

Legal Description for 5866 North River Forest Drive

Parcel Taxkey: 1620119000

Parcel Address:

5866 North River Forest Drive, Glendale WI 53209

Legal Description: ASSESSMENT SUBD #78 SE1/4 & W1/2 SEC 29-8-22E LOT 3
BLK 2

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into, by and between Sara Marie Ohlson, hereinafter called SELLER, and the CITY OF GLENDALE, hereinafter called BUYER.

IF ACCEPTED, THIS AGREEMENT CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY AND UNDERSTAND IT BEFORE SIGNING.

DESCRIPTION: The SELLER agrees to sell and the BUYER agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in the City of Glendale, Milwaukee County, Wisconsin.

See Attached Exhibit "A"

**5866 North River Forest Drive, Glendale, Wisconsin
1620119000**

SELLER and BUYER agree that BUYER is purchasing this property solely at the request of the SELLER.

SELLER warrants and represents to BUYER that SELLER has no notice or knowledge of any:

- 1) Planned or commenced public improvements which may result in special assessments to otherwise materially affect the property, except _____;
- 2) 2) Government agency or court order requiring repair, alteration, or correction of any existing condition in the land or land interests being acquired except _____;
- 3) 3) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property being acquired except _____.

The purchase price of said real estate shall be the sum of **\$300,000**, payable by check at time of closing (less tax proration and other typical adjustments).

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

This contract shall be deemed null and void if SELLER cannot close within 90 days of acceptance by BUYER. BUYER shall have the option to extend this contract beyond the 90 day period upon SELLER's written request.

SELLER shall, upon payment of purchase price, convey the property by Warranty Deed, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances..

Legal possession of property shall be delivered to BUYER on date of closing. SELLER represents that there are no written or verbal leases for possession or use of the property. SELLER shall remove all personal property and leave the property empty.

SPECIAL CONDITIONS:

- (1) SELLER acknowledges that the condition of the property has not significantly changed since the date of the BUYER's appraisal October 16, 2025 and that said property will be maintained by SELLER, in such condition, until the closing takes place.
- (2) SELLER and BUYER agree that the entire responsibility for the property up until closing, shall be that of the SELLER. This Agreement does not relieve the SELLER of any ownership responsibilities for all living units as well as the property and site improvements. SELLER shall be responsible for all maintenance as well as adherence to all safety and health codes and all government, local, state or municipal ordinances, administrative rules and codes that may affect the Property prior to the closing.
- (3) BUYER will choose the title company and prepare all the closing documents and BUYER will pay all applicable closing costs including those costs normally incurred by a SELLER in real estate transactions.

This agreement is binding upon acceptance by BUYER as evidenced by the signature of an authorized representative of BUYER. If this agreement is not accepted by BUYER within 30 days after SELLER's signature, this agreement shall be null and void.

SELLER and BUYER agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, personal representatives, heirs, executors, trustees and administrators.

THE WARRANTIES AND REPRESENTATIONS MADE HEREIN SURVIVE THE CLOSING OF THIS TRANSACTION. SELLER AGREES TO SELL AND CONVEY THE ABOVE-MENTIONED PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

[SELLER NAME]

[SELLER NAME]

(Date)

(Date)

The above agreement is accepted by the **CITY OF GLENDALE**.

BRYAN KENNEDY
Mayor

(Date)

Approved as to form

Exhibit “A”

[LEGAL DESCRIPTION]

SUBJECT: Review and Possible Action: Agreement - Purchase of 5834 North River Forest Drive in an amount not exceeding \$310,000

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: Net \$0
Budgeted Expenditure: \$310,000
Budgeted Revenue: \$310,000

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND & ANALYSIS: Pursuant to the Floodplain Property Acquisition Grant between the City of Glendale and the Wisconsin Department of Natural Resources for the Voluntary Acquisition of Properties within the Milwaukee River Floodplain, the purchase of 5834 North River Forest Drive property will facilitate the accomplishment of the flood risk reduction and related habitat improvement. The property had one appraisal completed as allowed in the agreement, returning a value of \$310,000. Per communication between the City and WI DNR staff, the DNR authorized the swapping of this property for other properties that were included in the original grant, but did not go through with selling. WI DNR staff approved the appraisal amount of \$310,000, to which the property owners agreed.

The WI DNR will reimburse the City of Glendale for all costs associated with the acquisition and demolition of the property pursuant to the grant agreement and written commitment. This was deemed uninhabitable as a result of the August flooding event in the City.

RECOMMENDATION: Authorize Mayor Kennedy to execute the purchase agreement for 5834 North River Forest Drive for \$310,000.

ACTION REQUESTED: Authorize Mayor Kennedy to execute the purchase agreement for 5834 North River Forest Drive.

ATTACHMENTS:

5834 N River Forest Appraisal, Agreement for Purchase 5834 N River Forest Dr, 5834 Exhibit A



APPRAISAL OF



LOCATED AT:

5834 N River Forest Dr
Glendale, WI 53209

FOR:

Glendale Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI, 53209

AS OF:

October 16, 2025

BY:

Jorge A. Barreiro, SRA, AI-RRS



Summary Appraisal Report • Residential

Appraisal Company: Barreiro Appraisals, LLC

Address: 300 E. Broadway #172, Waukesha, WI 53187

Phone: (262)228-0087

Fax:

Website: www.barreiroappraisals.com

Appraiser: Jorge A. Barreiro, SRA

AI Membership (if any): ☒ SRA ☐ MAI ☐ SRPAAI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail: appraisals-barreiro@wi.rr.com

Co-Appraiser:

AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPAAI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail:

Client: Glendale Community Development Department

Contact: Benjamin Polony

Address: 5909 N. Milwaukee River Parkway, Glendale, WI 53209

Phone: 414-228-1770

Fax:

E-mail: b.polony@glendalewi.gov

SUBJECT PROPERTY IDENTIFICATION

Address: 5834 N River Forest Dr

City: Glendale

County: Milwaukee

State: WI

Zip: 53209

Legal Description: ASSESSMENT SUBD #79 SW1/4 SEC 29-8-22E LOT 34 BLK 1

Tax Parcel #: 1670247000

RE Taxes: \$5,323.22

Tax Year: 2024

Use of the Real Estate As of the Date of Value: Single Family Residential

Use of the Real Estate Reflected in the Appraisal: Single Family Residential

Opinion of highest and best use (if required): Single Family Residential

SUBJECT PROPERTY HISTORY

Owner of Record: Nicholas Patrick

Description and analysis of sales within 3 years (minimum) prior to effective date of value: No sale/transfer history for the subject property within three years of the effective date. The last recorded sale of the subject property was on 12/16/2016 for \$155,000, per MLS#1499093. No known market exposure since the time of this sale.

Description and analysis of agreements of sale (contracts), listings, and options: The subject property has not been listed or resold in the past 36 months.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach \$ 310,000

Indication of Value by Cost Approach \$ N/D

Indication of Value by Income Approach \$ N/D

Final Reconciliation of the Methods and Approaches to Value: The Sales Comparison Approach is the most relevant analysis in this assignment and I have determined there is sufficient information to develop a credible opinion of value by developing solely this approach.

Opinion of Value as of: October 16, 2025 \$ 310,000

Exposure Time: Estimated to equal the market average of 18 days

The above opinion is subject to: ☒ **Hypothetical Conditions** and/or ☐ **Extraordinary Assumptions** cited on the following page.

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product provided by the individual appraiser(s) in the specific contents of the AI Reports®.

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

ASSIGNMENT PARAMETERS

Intended User(s): Glendale Community Development Department

Intended Use: Wisconsin Department of Natural Resources flood grant purposes

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value

Effective Date of Value: 10/16/2025

Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other:

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) The hypothetical condition is made that the subject improvements have sustained no damage or site area alterations from a recent flood. See owner provided Repair Quotes included in this report. Quote summary: Wall repair: \$10,800 (after \$1,200 cash discount)
HVAC replacement: \$4,342
Electrical: \$450
The total is \$15,592

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)
None

Report Type: Appraisal Report

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection / Data Sources Utilized

Appraiser:

Property Inspection: ☒ Yes ☐ No

Date of Inspection: 10/16/2025

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Full inspection, area calculations measured with a DISTO laser measuring device. Assessor data records have also been reviewed.

Co-Appraiser:

Property Inspection: ☐ Yes ☐ No

Date of Inspection:

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed

Cost Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- ☒ Is necessary for credible results and is developed in this analysis
☐ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Income Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: See Attached Addendum

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

MARKET AREA ANALYSIS

Location	Built Up	Growth	Supply & Demand	Value Trend	Typical Marketing Time
☒ Urban	☐ Under 25%	☐ Rapid	☐ Shortage	☐ Increasing	☒ Under 3 Months
☐ Suburban	☐ 25-75%	☒ Stable	☒ In Balance	☒ Stable	☐ 3-6 Months
☐ Rural	☒ Over 75%	☐ Slow	☐ Over Supply	☐ Decreasing	☐ Over 6 Months

Neighborhood Single Family Profile			Neighborhood Land Use			Neighborhood Name: <u>Glendale</u>	
Price		Age					
50,000	Low	0	1 Family	40 %	Commercial	35 %	PUD ☐ Condo ☐ HOA: \$ _____ /
655,000	High	109	Condo	5 %	Vacant	10 %	Amenities: _____
240,000	Predominant	76	Multifamily	5 %	School/Park	5 %	

Market area description and characteristics: Neighborhood boundaries are W Bender Rd to the north, I-43 to the east, W Silver Spring Dr to the south and Green Bay Ave to the west. Silver Spring Drive, a local traffic artery, is within 2,500 feet of the subject and offers access to shopping, schools, employment centers and freeways. The subject is served by the Glendale-River Hills School District. An area of One-Story Single-Family homes built mainly in the middle of the last century. They are of average to good quality construction, typically on lots of around a quarter acre.

MLS revealed the following One-Story Single-Family property data: 3 currently offered for sale ranging from \$314,900 to \$427,500, no pending sales and 19 sales within the past year ranging from \$200,000 to \$475,000 that are in the subjects defined neighborhood boundaries. They do not represent the subjects high and low ends of value range. The Market Summary Statistical Analysis sheets with this data are provided as addendum.

See Attached Addendum

SITE ANALYSIS

Dimensions: <u>25' x 235' x 55.5' x 225'</u> per GIS	Area: <u>0.20</u> ac
View: <u>Residential/River</u>	Shape: <u>Slightly Irregular</u>
Drainage: <u>Typical</u>	Utility: <u>Typical</u>

Site Similarity/Conformity To Neighborhood

Size:	View:
☐ Smaller than Typical	☐ Favorable
☒ Typical	☒ Typical
☐ Larger than Typical	☐ Less than Favorable

Zoning/Deed Restriction

Zoning: <u>R-7 Residence District</u>	Covenants, Condition & Restrictions:
☒ Legal ☐ No zoning	☐ Yes ☐ No ☐ Unknown
☐ Legal, non-conforming	Documents Reviewed
☐ Illegal	☐ Yes ☐ No
	Ground Rent: \$ _____ /

Utilities

Electric	☒ Public	☐ Other <u>WE Energies</u>
Gas	☒ Public	☐ Other <u>WE Energies</u>
Water	☒ Public	☐ Other <u>Municipal</u>
Sewer	☒ Public	☐ Other <u>Municipal</u>

Off Site Improvements

Street	☒ Public	☐ Private <u>Asphalt</u>
Alley	☐ Public	☐ Private <u>None</u>
Sidewalk	☐ Public	☒ Private
Street Lights	☒ Public	☐ Private

Site description and characteristics: Typical easements have been considered. The property has no observed external obsolescence. The subject is in a High Risk - FEMA special hazard flood area, as seen on the Flood Map provided. The subjects 0.20 acre site has 55.5 feet of shoreline on the Milwaukee River, per Milwaukee County GIS. The view of the river is partly obstructed from the home improvements and the site topography moderately slopes as it provides access to the river shoreline. The sites river frontage is directly across the river along highway I-43, which has an adverse impact and neutralizes the beneficial impact from the river view.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other _____

Summary of highest and best use analysis: I have concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

IMPROVEMENTS ANALYSIS

General	Design: Ranch	No. of Units: 1	No. of Stories: 1	Actual Age: 83	Effective Age: 25
☒ Existing	☐ Under Construction	☐ Proposed	☐ Attached	☒ Detached	☐ Manufactured
Other:					
Exterior Elements	Roofing: Asp-A/G	Siding: Vn-G	Windows: Hng-G		
☐ Patio	☒ Deck	☐ Porch	☐ Pool	☒ Fence Metal	
Other:					
Interior Elements	Flooring: Hw-A/G	Walls: Drywl-A/G	☐ Fireplace #		
Kitchen:	☒ Refrigerator	☒ Range	☒ Oven	☐ Fan/Hood	☐ Microwave
	☒ Dishwasher	Countertops:			
Other: Disposal					
Foundation	☐ Crawl Space	☐ Slab	☒ Basement ConcBlk-A		
Other:					
Attic	☐ None	☒ Scuttle	☐ Drop Stair	☐ Stairway	☐ Finished
Mechanicals	HVAC: FWA	Fuel: Natural Gas	Air Conditioning: None		
Car Storage	☒ Driveway 2 Wide	☒ Garage 1 Car Detached	☐ Carport	☐ Finished	
Other Elements	The subject has a high efficiency Bryant furnace, tankless water heater and a circuit breaker.				

Above Grade Gross Living Area (GLA)

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1		1				2	1.0			854
Level 2											0
											0

Finished area above grade contains: Bedroom(s): 2 Bath(s): 1 GLA: 854

Summarize Above Grade Improvements: The hypothetical condition is made that the subject improvements have sustained no damage or site area alterations from a recent flood. See owner provided Repair Quotes included in this report. Wall repair: \$10,800 (after \$1,200 cash discount), HVAC replacement: \$4,342, Electrical: \$450. Total: \$15,592. After employing the hypothetical, routine maintenance is evident throughout and there is no physical depreciation rising to the level of a recommended correction. The overall quality is rated as average and the condition of the subject property is rated as average/good. See addendum for additional features. The subject's assessor property card and tax bill is included as report exhibits.

Below Grade Area or Other Area

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade										0	854
Other Area											

Summarize below grade and/or other area improvements: After employing the hypothetical, routine maintenance is evident throughout the basement area.

Discuss physical depreciation and functional or external obsolescence: The property has been well maintained and is not in need of any immediate repairs. Physical depreciation is typical of a home in better than average condition in the market area with some recent improvements. The improvements consist of a front window, fence and radon mitigation. The bath vanity was recently removed but is functional and on premise. The subject has no functional or external obsolescence.

Discuss style, quality, condition, size, and appeal of improvements including conformity to market area: The subjects One-Story design is typical and conforms to the City of Glendale market area.

Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

SITE VALUATION

Site Valuation Methodology

- ☐ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address 5834 N River Forest Dr Glendale, WI 53209							
Proximity to Subject							
Data Source/ Verification							
Sales Price							
Price /	\$0.00						
Sale Date							
Location							
Site Size							
Site View	Residential/River						
Site Improvements							
Net Adjustment		☐ + ☐ -		☐ + ☐ -		☐ + ☐ -	
Indicated Value		Net Adj. %		Net Adj. %		Net Adj. %	
Prior Transfer History		Gross Adj. %		Gross Adj. %		Gross Adj. %	

Site Valuation Comments: The site valuation is not required by the client and not necessary for credible assignment results.

Site Valuation Reconciliation: The site valuation needed for a Cost Approach is not required by the client and not necessary for credible assignment results.

Opinion of Site Value

\$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

COST APPROACH

Cost Approach Definitions

- ☐ **Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- ☐ **Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis

Estimated Cost New

Above Grade Living Area	Sq. Ft. @ \$	= \$	0
Finished Below Grade Area	Sq. Ft. @ \$	= \$	0
Unfinished Below Grade Area	Sq. Ft. @ \$	= \$	0
Other Area	Sq. Ft. @ \$	= \$	
Car Storage	Sq. Ft. @ \$	= \$	0
		\$	
		\$	
		\$	

Total Estimated Cost New

Less Depreciation	Econ. Age Basis: 100	Est. Rem. Econ. Life: 75	% = \$	
Physical			25.0 % = \$	0
Functional			0.0 % = \$	0
External			0.0 % = \$	0
Total Depreciation			% = \$	\$ 0
Depreciated Value of Improvements				\$ 0
Contributory Value of Site Improvements				\$
				\$
				\$
Opinion of Site Value				\$
Indicated Value				\$ 0

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.): The Cost Approach is not developed.

Cost Approach Reconciliation: There is sufficient evidence to develop a credible opinion of value for the subject by solely the Sales Comparison Approach. Therefore, the Cost Approach is not developed and it is not required by the client, nor is it necessary for credible assignment results.

Indication of Value by Cost Approach

\$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

INCOME APPROACH

Market Rent Analysis

ITEM	SUBJECT	RENTAL 1		RENTAL 2		RENTAL 3	
Address 5834 N River Forest Dr Glendale, WI 53209							
Proximity to Subject							
Data Source/ Verification							
Lease Term							
Date of Lease							
Rent/							
Rent Concession							
Less Utilities							
Less							
Adjusted Market Rent							
Location							
Site/View	Residential/River						
Quality of Construction							
Age							
Condition							
Above Grade Bedrooms	Bedrooms		Bedrooms		Bedrooms		Bedrooms
Above Grade Baths	Baths		Baths		Baths		Baths
Gross Living Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Below Grade Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Other Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.
Heating/Cooling							
Car Storage							
Deck/Patio/Porch							
Other							
Net Adjustment		☐ + ☐ -		☐ + ☐ -		☐ + ☐ -	
Indicated Market Rent		Net Adj. %		Net Adj. %		Net Adj. %	
		Gross Adj. %		Gross Adj. %		Gross Adj. %	

Rent comparable analysis and reconciliation of market rent of subject property: The Income Approach is not developed.

Opinion of Market Rent \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM): There is sufficient evidence to develop a credible opinion of value by the Sales Comparison Approach alone, in accordance with the scope of work for this assignment; therefore, the Income Approach is not developed.

Opinion of Market Rent \$ X GRM = \$

Indication of Value by Income Approach \$ N/D

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

SALES COMPARISON APPROACH												
ITEM		SUBJECT		COMPARISON 1		COMPARISON 2		COMPARISON 3				
Address 5834 N River Forest Dr Glendale, WI 53209				5686 N River Forest Dr Glendale, WI 53209		6201 N Sunny Point Rd Glendale, WI 53217		507 W Montclair Ave Glendale, WI 53217				
Proximity to Subject				0.20 miles SW		0.63 miles NW		0.20 miles NE				
Data Source/ Verification				MLS#1929813 Assessor/Exterior Inspect		MLS#1895594 Assessor/Exterior Inspect		MLS#1907294 Assessor/Exterior Inspect				
Original List Price					\$250,000		\$300,000		\$459,900			
Final List Price					\$250,000		\$300,000		\$459,900			
Sale Price					\$200,000		\$325,000		\$475,000			
Sale Price % of Original List					80.00%		108.33%		103.28%			
Sale Price % of Final List					80.00%		108.33%		103.28%			
Closing Date				07/30/2025		12/20/2024		03/28/2025				
Days On Market				34		66		1				
Price/Gross Living Area		\$0.00		\$163.80		\$130.57		\$242.10				
	DESCRIPTION			DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment			
Financing				Cash		Cash		Conventional				
Concessions				0		0		0				
Contract Date				07/15/2025		12/12/2024		03/04/2025				
Location		B;Rvr;MkeRiver		B;Rvr;MkeRiver		B;Rvr;MkeRiver		B;Rvr;MkeRiver				
Site Size		0.20 ac		0.44 ac		No Adjust	0.52 ac	-2,600	0.31 ac	No Adjust		
Site Views/Appeal		N;I-43/Wtr;56' frtg		N;I-43/Wtr;75' frtg		No Adjust	B;Art/Wtr;79' frtg	-10,000	B;Wtr;88' frtg	-30,000		
Design and Appeal		Ranch		Ranch			Ranch		Ranch			
Quality of Construction		Average		Equal			Equal		Superior	-75,000		
Age		83		77		No Adjust	57	No Adjust	68	No Adjust		
Condition		Average/Good		Inferior		+50,000	Inferior	+75,000	Inferior	+75,000		
Above Grade Bedrooms		Bedrooms	2	Bedrooms	2		Bedrooms	5	-36,000	Bedrooms	2	
Above Grade Baths		Baths	1.0	Baths	1.0		Baths	2.0	-6,000	Baths	2.0	-6,000
Gross Living Area		854 Sq. Ft.		1,221 Sq. Ft.		-15,400	2,489 Sq. Ft.		-68,700	1,962 Sq. Ft.		-46,500
Below Grade Area		Full/BelowGrd		None		+20,000	Full/BelowGrd			Full/BelowGrd		
Below Grade Finish		Unfinished		Unfinished			Unfinished			Unfinished		
Other Area		None None		None None			None None			None None		
Functional Utility		Average		Average			Average			Average		
Heating/Cooling		FWA		FWA			FWA C/Air		-5,000	FWA C/Air		-5,000
Car Storage		2 Car Garage		1 Car Garage		+6,000	2 Car Garage			2 Car Garage		
Fireplace		0 F/P		1 F/P		-3,000	1 F/P		-3,000	1 F/P		-3,000
Deck/Patio/Porch		Deck		None		+2,000	Patio		No Adjust	Patio		No Adjust
Other		Fence		None		+8,000	None		+8,000	None		+8,000
Net Adjustment (total)				☒ + ☐ -		\$67,600	☐ + ☒ -		\$48,300	☐ + ☒ -		\$82,500
Adjusted Sale Price				Net Adj. 33.8 % Gross Adj. 52.2 %		\$267,600	Net Adj. -14.9 % Gross Adj. 65.9 %		\$276,700	Net Adj. -17.4 % Gross Adj. 52.3 %		\$392,500
Prior Transfer History		None in 3 Years 10/16/2025		None in 1 Year 07/15/2025			None in 1 Year 12/12/2024			None in 1 Year 03/04/2025		
Comments and reconciliation of the sales comparison approach: All the Single-Family sales in the subject's neighborhood boundaries and the ones with river frontage (separately) within a years of the effective date are provided as addendum. I selected the four of the most adequate substitutes from among them for the development of this approach. No time adjustments are required as market values have remained stable since the sale date of the all the Comparable Sales, per the statistical analysis I completed. Site adjustments are required as the typical buyer considers site size differences of a quarter acre or more. Frontage amount adjustments are not required as the typical buyer considers differences in the quality of water access and view of the shoreline. No design adjustments are required as the typical buyer gives equal consideration to all designs on a site with Milwaukee River frontage. Overall quality level adjustments are required for measured differences in architectural plans, specifications, level of workmanship and/or grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. No age adjustments are required as the typical buyer gives consideration to overall condition. Overall condition adjustments are required for accumulated differences in recent improvements and/or levels of physical depreciation, per MLS, assessor and my exterior inspection. Gross living area adjustments are given at \$42 per square foot for differences of 100 square feet or more. Basement area for comparables based on MLS and/or assessor data. Basement adjustments are given at \$20 per square foot of finish and \$4,000 per full bath. The subject's GLA is based on measurements taken during my inspection with a laser measuring device. My calculated living area differs from MLS and local assessor records. ***See Attached Addendum***												
Indication of Value by Sales Comparison Approach						10/16/2025			\$ 310,000			

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Client:	Glendale Community Development Department	Client File #:	
Subject Property:	5834 N River Forest Dr	Appraisal File #:	5834 N River Forest

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address 5834 N River Forest Dr Glendale, WI 53209		930 W Eula Ct Glendale, WI 53209					
Proximity to Subject		1.52 miles SW					
Data Source/ Verification		MLS#1909508 Assessor/Exterior Inspect					
Original List Price			\$450,000				
Final List Price			\$450,000				
Sale Price			\$483,000				
Sale Price % of Original List			107.33%				
Sale Price % of Final List			107.33%				
Closing Date		04/18/2025					
Days On Market		37					
Price/Gross Living Area	\$0.00	\$266.56					
	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Financing		Conventional					
Concessions		0					
Contract Date		04/16/2025					
Location	B;Rvr;MkeRiver	B;Rvr;MkeRiver					
Site Size	0.20 ac	.25 ac	No Adjust				
Site Views/Appeal	N;I-43/Wtr;56' frtg	B;Wtr;41' frtg	-30,000				
Design and Appeal	Ranch	Farm House	No Adjust				
Quality of Construction	Average	Superior	-75,000				
Age	83	101	No Adjust				
Condition	Average/Good	Superior	-25,000				
Above Grade Bedrooms	Bedrooms 2	Bedrooms 3	-12,000	Bedrooms		Bedrooms	
Above Grade Baths	Baths 1.0	Baths 2.0	-6,000	Baths		Baths	
Gross Living Area	854 Sq. Ft.	1,812 Sq. Ft.	-40,200	Sq. Ft.		Sq. Ft.	
Below Grade Area	Full/BelowGrd	Full/BelowGrd					
Below Grade Finish	Unfinished	Unfinished					
Other Area	None None	None None					
Functional Utility	Average	Average					
Heating/Cooling	FWA	FWA C/Air	-5,000				
Car Storage	2 Car Garage	2 Car Garage					
Fireplace	0 F/P	0 F/P					
Deck/Patio/Porch	Deck	Deck					
Other	Fence	None	+8,000				
Net Adjustment (total)		☐ + ☒ -	\$180,200	☐ + ☐ -		☐ + ☐ -	
Adjusted Sale Price		Net Adj. -37.3 % Gross Adj. 40.6 %	\$302,800	Net Adj. % Gross Adj. %		Net Adj. % Gross Adj. %	
Prior Transfer History	None in 3 Years 10/16/2025	None in 1 Year 04/16/2025					

Comments and reconciliation of the sales comparison approach: Comparable 4 is provided as additional market data that brackets the subject's overall condition ratings. It requires a quality adjustment due to superior architectural specifications, level of workmanship and grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. It also requires a condition adjustment due to a greater amount of recent improvements, per MLS, assessor and my exterior inspection.

ADDENDUM

Borrower:		File No.: 5834 N River Forest	
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip: 53209	
Lender: Glendale Community Development Department			

Additional Scope of Work Comments

Subject Property Identification:

The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

Intended Users:

The Intended User of this appraisal report is the Glendale Community Development Department. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor, does it result in an appraiser-client relationship. Use of this report by any other party(s) is not intended by the appraiser. The Intended Use is to evaluate the property that is the subject of this appraisal for Wisconsin Department of Natural Resources flood grant purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Additional Features

In addition, the subject has five-panel solid doors and recessed lighting.

Market Area Description and Characteristics:

MLS Single-Family CMA statistics for the area of Glendale indicate sellers are receiving a median sale price of \$364,197 for the past year, 102% of listing price on average with an average marketing and exposure time of 18 days, which is equal to the subjects estimate if reasonably priced with adequate market exposure. The statistical regression analysis I completed for the subjects market indicates a 15.64% increase in value. The statistical comparison indicates an average sale price in the current year of \$363,742 and \$364,937 in the year prior or a 0.34% decline; a median sale price in the current year of \$352,000 and \$345,700 in the year prior or a 1.82% increase. The most credible and reliable statistical inference among the three statistical inferences is the median 1.82% increase; therefore, property values in the subject's market are deemed stable as a 1.82% increase is considered negligible. The Market Summary Statistical Analysis sheets utilized for market inferences and a market trend illustration are provided as addendum. Financing at the present time is available from a variety of sources.

Comments and Reconciliation of the Sales Comparison Approach:

Basement adjustments are given at \$20 per square foot of finish for differences of 100 square feet or more, \$4,000 per full bath and \$20,000 for no basement area. Basement area for comparables based on MLS and/or assessor data. All the required market adjustments are based on sales pairings, market extraction, qualitative to quantitative conversion, cost less depreciation or file data. Quality and condition are qualitative elements of comparison that have incremental levels of difference. The adjustment given for these differences are expressed quantitatively with an adjustment scale, which most credibly reflects the market response. **The Appraisal Journal 2021 Summer v.89/3 - Converting qualitative analysis to a quantitative basis - Stephen M. "Steve" Rothweiler, MAI.**

None of the MLS revealed adequate Comparable Sales are equal to the subject's overall condition rating. However, this does not have an adverse impact on the development of this approach. The condition adjustments applied are market derived; therefore, market reflective. In addition, though the subject's overall condition rating is not matched with available adequate Comparable Sales, it is bracketed by Comparable Sale 4.

Comparable Sale 1 has a view that is rated equal to the subject's. Both have the adverse across the river element of I-43. It is equal to the subject's overall quality but requires a condition adjustment due to an inferior amount of recent improvements,

ADDENDUM

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

per MLS, assessor and my exterior inspection.

Comparable Sale 2 has a beneficial river view that has a market appeal that is diminished by it's adjacent traffic artery, but not to the same extent as the subject's adverse highway element. It is equal to the subject's overall quality rating but requires a condition adjustment due to no known recent improvements and greater physical depreciation from an evident inferior level of routine maintenance, per MLS, assessor and my exterior inspection.

Comparable Sale 3 has no negative view elements that diminish the beneficial river element. It requires a quality adjustment due to superior architectural specifications, level of workmanship and grade of materials, revealed by MLS, assessor, selling agent and my exterior inspection. It also requires a condition adjustment due to no known recent improvements and greater physical depreciation from an evident inferior level of routine maintenance, per MLS, assessor and my exterior inspection.

The secondary comparable is discussed below the Sales 4-6 market grid.

The Comparable Sales assessor property cards and MLS sheets are provided as report exhibits.

The Indicated Value by Sales Comparison Approach, \$310,000, is calculated using the following weights:

- 25.1% - 5686 N River Forest Dr; Sale Price \$200,000; Adjusted Value \$267,600; Gross Adj: 52.2%
- 22.9% - 6201 N Sunny Point Rd; Sale Price \$325,000; Adjusted Value \$276,700; Gross Adj: 65.9%
- 25.1% - 507 W Montclair Ave; Sale Price \$475,000; Adjusted Value \$392,500; Gross Adj: 52.3%
- 26.9% - 930 W Eula Ct; Sale Price \$483,000; Adjusted Value \$302,800; Gross Adj: 40.6%

Appraiser Independence Certification

File No.: 5834 N River Forest

Borrower:

Property Address:

City:

Lender/Client:

5834 N River Forest Dr

Glendale

County: Milwaukee

State: WI

Zip Code: 53209

Glendale Community Development Department

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.

I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

- I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:
1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;

2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;

3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;

4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;

5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;

6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;

7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;

8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments: Certification of Geographic Competency:
The undersigned appraiser certifies to Geographic Competency for the completion of this report. As required for compliance with USPAP, I have the experience, knowledge and expertise to appropriately complete this assignment. I appraise in this market area on a regular basis.

This is an Appraisal Report.

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

or Other (describe):

State:

Expiration Date of Certification or License:



Jorge A. Barreiro, SRA, AI-RRS

11/03/2025

1778-9

WI

12/14/2025

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Certification Statement:

Appraisal Report

I certify that, to the best of my knowledge and belief:

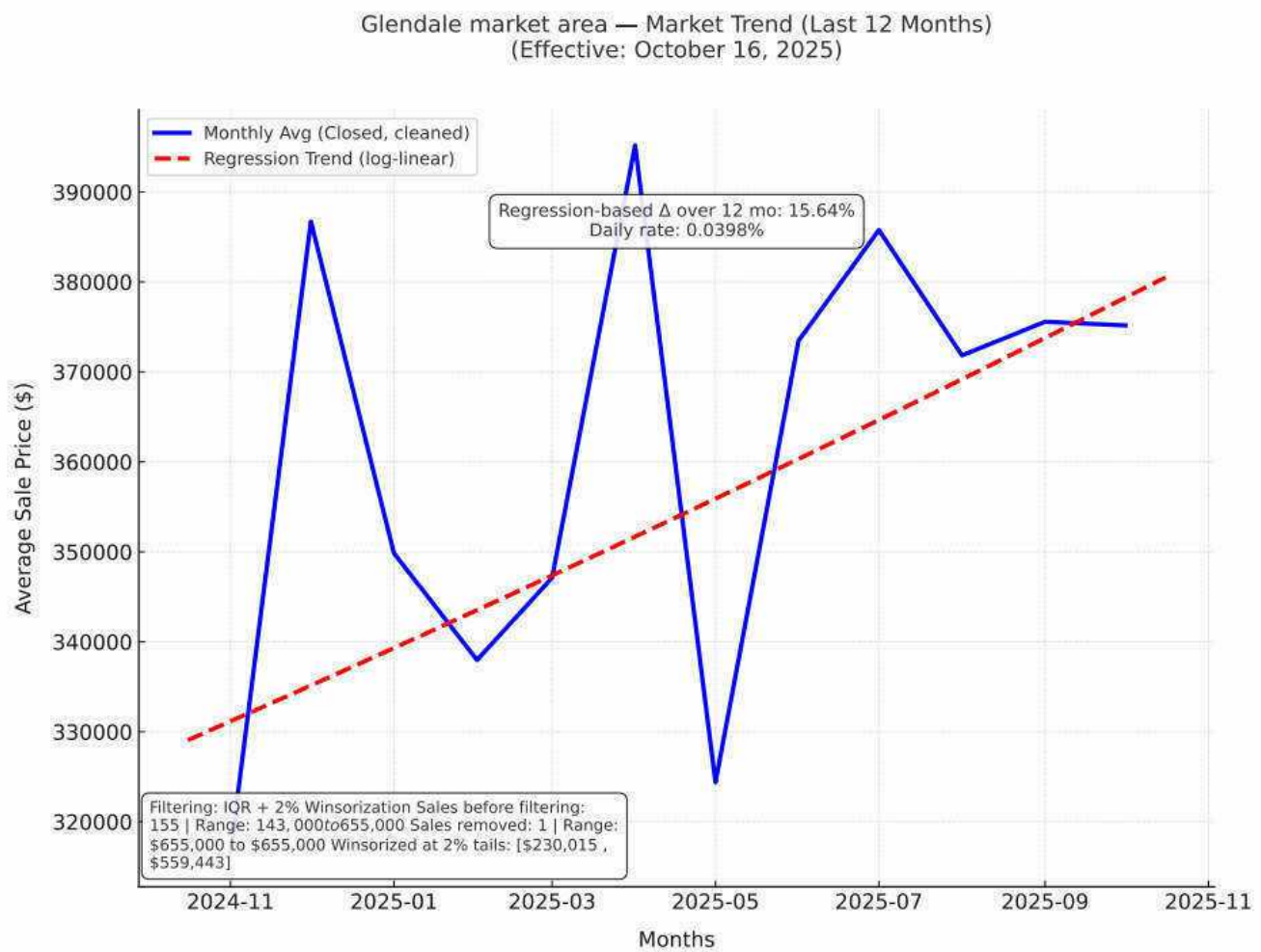
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement with this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Jorge A Barreiro have completed the continuing education program for Designated Members of the Appraisal Institute.

Jorge Barreiro

Jorge A Barreiro, SRA, AI-RRS

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



Borrower:	File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr	Case No.:	
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Market Conditions — Glendale market area: Closed-sale trends over the twelve months ending October 16, 2025 indicate a rising price trajectory based on regression of cleaned sales (IQR + 2% Winsorization). The regression implies an overall 15.64% change, or 0.0398% per day. Month-to-month fluctuations (blue line) reflect typical seasonal variability around the underlying trend.

Metric	Value
Average Sale Price (12 mo, cleaned)	\$362,794
Average List-to-Sale Price Ratio	102.098%
Average Days on Market (Closed used)	18.9 days
Active listings (A)	32
Pending sales (P)	5
Closed sales used (C)	154
Pre-filter count / range	155 143,000to655,000
Outliers removed (IQR) / range	1 655,000to655,000
Winsorization bounds (2%)	230,015to559,443

Notes: IQR outliers removed using 1.5×IQR; prices winsorized at 2% tails prior to monthly averaging and regression.

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	32	12,090,298	0	Low 79,900	0	0.00	818	97.68	0.00	1	1
				Avg 377,822	0	0.00	1,863	210.03	0.00	42	57
				Med 397,250	0	0.00	1,712	209.24	0.00	34	36
				High 625,000	0	0.00	3,196	334.51	0.00	148	447
Pending	5	1,959,700	0	Low 289,900	0	0.00	1,361	138.84	0.00	3	7
				Avg 391,940	0	0.00	2,297	179.76	0.00	41	50
				Med 325,000	0	0.00	1,836	177.02	0.00	11	51
				High 649,900	0	0.00	4,333	219.93	0.00	100	100
Sold	155	55,217,399	56,450,507	Low 150,000	143,000	0.80	907	107.98	109.07	0	0
				Avg 356,241	364,197	1.02	1,872	198.38	202.28	18	22
				Med 349,900	352,000	1.01	1,727	197.88	201.49	6	6
				High 670,000	655,000	1.21	4,479	304.59	320.00	126	227
Overall	192	69,267,397	56,450,507	Low 79,900	143,000	0.80	818	97.68	109.07	0	0
				Avg 360,768	364,197	1.02	1,882	199.84	202.28	23	28
				Med 349,950	352,000	1.01	1,743	197.90	201.49	8	9
				High 670,000	655,000	1.21	4,479	334.51	320.00	148	447

Selection Criteria for Comparable Properties:

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Date between '10/16/2024' and '10/16/2035'.

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2025 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Jorge A Barreiro on Thursday, October 16, 2025 5:17 AM.

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	32	12,090,298	0	Low	79,900	0	0.00	818	97.68	0.00	1	1
				Avg	377,822	0	0.00	1,863	210.03	0.00	42	57
				Med	397,250	0	0.00	1,712	209.24	0.00	34	36
				High	625,000	0	0.00	3,196	334.51	0.00	148	447
Pending	5	1,959,700	0	Low	289,900	0	0.00	1,361	138.84	0.00	3	7
				Avg	391,940	0	0.00	2,297	179.76	0.00	41	50
				Med	325,000	0	0.00	1,836	177.02	0.00	11	51
				High	649,900	0	0.00	4,333	219.93	0.00	100	100
Sold	153	54,397,399	55,652,507	Low	197,000	200,000	0.80	932	107.98	109.07	0	0
				Avg	355,539	363,742	1.02	1,862	198.92	202.94	18	22
				Med	349,900	352,000	1.01	1,727	197.92	202.02	6	6
				High	589,900	590,000	1.21	3,530	304.59	320.00	126	227
Overall	190	68,447,397	55,652,507	Low	79,900	200,000	0.80	818	97.68	109.07	0	0
				Avg	360,249	363,742	1.02	1,873	200.28	202.94	23	28
				Med	349,950	352,000	1.01	1,743	198.49	202.02	8	9
				High	649,900	590,000	1.21	4,333	334.51	320.00	148	447

Selection Criteria for Comparable Properties:

Specified listings from the following search: Metro MLS; WIREX - except Metro MLS; Property type Single Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Price between 200000 and 590000; Sold Date between '10/16/2024' and '10/16/2035'.

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Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Statistical Market Analysis

Status	#	List	Sold		List	Sold	Sale/List	Est. Total	List Price Per	Sold Price Per	Days on	Cumulative Days
	Listings	Volume	Volume		Price	Price	Price	Sq. Ft.	Est. Total Sq. Ft.	Est. Total Sq. Ft.	Market	on Market
Sold	155	55,745,822	56,570,858	Low	180,000	180,000	0.86	872	106.16	108.88	1	1
				Avg	359,650	364,973	1.02	1,996	187.45	190.55	17	22
				Med	340,000	345,700	1.00	1,849	183.26	183.36	6	6
				High	669,000	655,000	1.28	4,501	342.61	360.55	347	347
Overall	155	55,745,822	56,570,858	Low	180,000	180,000	0.86	872	106.16	108.88	1	1
				Avg	359,650	364,973	1.02	1,996	187.45	190.55	17	22
				Med	340,000	345,700	1.00	1,849	183.26	183.36	6	6
				High	669,000	655,000	1.28	4,501	342.61	360.55	347	347

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS; WIREX - except Metro MLS; Property type Single Family; Status of 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Price between 180000 and 655000; Sold Date between '10/16/2023' and '10/16/2024'.

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Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	3	1,072,300	0	Low	314,900	0	0.00	1,210	248.98	0.00	14	14
				Avg	357,433	0	0.00	1,271	281.25	0.00	26	40
				Med	329,900	0	0.00	1,278	260.25	0.00	15	50
				High	427,500	0	0.00	1,325	334.51	0.00	50	56
Sold	19	5,997,100	6,055,745	Low	197,000	200,000	0.80	932	120.53	130.57	1	1
				Avg	315,637	318,723	1.01	1,625	203.22	205.08	24	25
				Med	309,900	325,000	1.00	1,528	201.83	190.40	11	11
				High	459,900	475,000	1.17	2,489	280.68	280.68	87	87
Overall	22	7,069,400	6,055,745	Low	197,000	200,000	0.80	932	120.53	130.57	1	1
				Avg	321,336	318,723	1.01	1,577	213.86	205.08	25	27
				Med	312,400	325,000	1.00	1,431	208.06	190.40	14	15
				High	459,900	475,000	1.17	2,489	334.51	280.68	87	87

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Inside the map search Polygon; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Glendale'; Sold Date between '10/16/2024' and '10/16/2025'; or 1 Story; or Bi-Level; or Tri-Level.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 10/16/2024 - 4/15/2025	Prior 4-6 Months 4/16/2025 - 7/15/2025	Current - 3 Months 7/16/2025 - 10/16/2025
Total # of Comparable Sales (Settled)	13	2	4
Absorption Rate (Total Sales/Months)	2.17	0.67	1.33
Total # of Active Listings	2 (Active on 4/15/2025)	1 (Active on 7/15/2025)	3 (Active on 10/16/2025)
Months of Housing Supply (Total Listings / Ab. Rate)	0.92	1.49	2.28
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	326,000	326,173	275,650
Median Comparable Sales DOM	9	59	17
Median Comparable List Price	298,450	299,900	329,900
Median Comparable Listings DOM	58.5	23	15
Median Sale Price as % of List Price	100.00 %	111.21 %	98.15 %

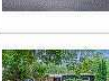
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Comparable Sales Noted in Subject Neighborhood

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Single Family

22 Properties

		Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
1		\$475,000 507 W Montclair Ave Glendale, WI 53217 Sold / 1907294	Single-Family	459,900	459,900	02/18/2025	475,000	03/28/2025	1	1,962	2	2	2.5	A	1957	0.31
2		\$427,500 5636 N River Forest Dr Glendale, WI 53209 Active / 1932443 C	Single-Family	450,000	427,500	08/26/2025			50	1,278	3	2	2	A	1979	0.19
3		\$422,095 5681 N Sievers Pl Glendale, WI 53209 Sold / 1910523	Single-Family	394,900	399,900	03/20/2025	422,095	06/30/2025	70	1,528	3	2	2.5	A	2025	0.21
4		\$395,000 6140 N Alberta Ln Glendale, WI 53217 Sold / 1899481	Single-Family	399,900	399,900	11/14/2024	395,000	03/27/2025	87	2,411	3	3	4	D	1960	0.26
5		\$390,000 400 W Montclair Ave Glendale, WI 53217 Sold / 1907535	Single-Family	399,900	399,900	02/21/2025	390,000	04/04/2025	19	2,406	4	2	2	A	1949	0.26
6		\$350,000 5764 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1892935	Single-Family	309,900	309,900	09/20/2024	350,000	11/22/2024	3	1,776	5	2.5	2	D	1954	0.26
7		\$339,900 6020 N Park Rd Glendale, WI 53217 Sold / 1903161	Single-Family	339,900	339,900	01/05/2025	339,900	02/12/2025	2	1,211	3	2	2.5	D	1960	0.21
8		\$335,000 737 W Riverview Dr Glendale, WI 53209 Sold / 1906764	Single-Family	350,000	350,000	02/12/2025	335,000	03/21/2025	9	1,816	3	2	1	A	1955	0.39
9		\$329,900 714 W Montclair Ave Glendale, WI 53217 Active / 1937628	Single-Family	329,900	329,900	10/02/2025			15	1,325	3	2.5	2.5	D	1963	0.13
10		\$326,000 512 W Montclair Ave Glendale, WI 53217 Sold / 1899478	Single-Family	329,000	324,000	11/14/2024	326,000	01/13/2025	58	1,362	3	1.5	2	A	1961	0.29
11		\$325,000 6201 N Sunny Point Rd Glendale, WI 53217 Sold / 1895594	Single-Family	425,000	300,000	10/08/2024	325,000	12/20/2024	66	2,489	5	2	3.5	A	1967	0.51
12		\$325,000 1025 W Riverview Dr Glendale, WI 53209 Sold / 1897966	Single-Family	325,000	325,000	10/31/2024	325,000	12/06/2024	8	1,236	3	1.5	2.5	A	1958	0.3
13		\$314,900 5850 N Witte Ln Glendale, WI 53209 Active / 1937358 C	Single-Family	314,900	314,900	09/29/2025			14	1,210	3	1	2	A	1959	0.29
14		\$296,200 5616 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1897721	Single-Family	282,000	282,000	10/29/2024	296,200	11/27/2024	4	1,629	3	1.5	2.5	A	1964	0.29
15		\$295,000 5660 N Paradise Ln Glendale, WI 53209 Sold / 1897047	Single-Family	309,900	309,900	10/23/2024	295,000	11/15/2024	9	2,150	2	2	2.5	D	1957	0.18
16		\$290,000 6171 N Apple Blossom Ln Glendale, WI 53217 Sold / 1928979	Single-Family	290,000	290,000	07/31/2025	290,000	09/10/2025	11	1,205	3	2	1	D	1953	0.22

Comparable Sales Noted in Subject Neighborhood

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

		Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
17		\$288,800 6021 N Milwaukee River Pkwy Glendale, WI 53209 Sold / 1926186	Single-Family	319,900	299,900	07/11/2025	288,800	09/11/2025	23	1,101	3	1	2	D	1949	0.53
18		\$262,500 5748 N Sunset Ln Glendale, WI 53209 Sold / 1923356	Single-Family	234,900	234,900	06/20/2025	262,500	07/30/2025	3	1,500	2	2	2.5	A	1950	0.15
19		\$260,000 615 W Bender Rd Glendale, WI 53217 Sold / 1904720	Single-Family	260,000	260,000	12/30/2024	260,000	01/22/2025	1	1,636	3	1.5	2	A	1972	0.25
20		\$250,000 400 W Montclair Ave Glendale, WI 53217 Sold / 1894273	Single-Family	289,900	265,000	10/01/2024	250,000	11/18/2024	16	1,313	3	1.5	2	A	1949	0.26
21		\$230,250 5732 N Sievers Pl Glendale, WI 53209 Sold / 1909469	Single-Family	197,000	197,000	03/10/2025	230,250	05/01/2025	47	932	2	1	1.5	D	1955	0.17
22		\$200,000 5686 N River Forest Dr Glendale, WI 53209 Sold / 1929813	Single-Family	250,000	250,000	06/12/2025	200,000	07/30/2025	34	1,221	2	1	1	A	1948	0.44

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Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Single Family

7 Properties

	Price / Status / MLS #	Property Type	Original List Price	List Price	Listing Date	Sold Price	Sold Date	Days On Market	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms	G Spaces	Garage Type	Est. Year Built	Est. Acreage
1	 \$200,000 5686 N River Forest Dr Glendale, WI 53209 Sold / 1929813	Single-Family	250,000	250,000	06/12/2025	200,000	07/30/2025	34	1,221	2	1	1	A	1948	0.44
2	 \$325,000 6201 N Sunny Point Rd Glendale, WI 53217 Sold / 1895594	Single-Family	425,000	300,000	10/08/2024	325,000	12/20/2024	66	2,489	5	2	3.5	A	1967	0.51
3	 \$359,741 5724 N River Forest Dr Glendale, WI 53209 Sold / 1909983	Single-Family	325,000	325,000	03/14/2025	359,741	04/11/2025	5	2,125	3	1.5	1.5	A	1924	0.34
4	 \$475,000 507 W Montclair Ave Glendale, WI 53217 Sold / 1907294	Single-Family	459,900	459,900	02/18/2025	475,000	03/28/2025	1	1,962	2	2	2.5	A	1957	0.31
5	 \$475,000 1141 W Acacia Rd Glendale, WI 53217 Sold / 1917154	Single-Family	449,000	449,000	05/09/2025	475,000	06/09/2025	5	2,132	4	2.5	2	A	1967	0.39
6	 \$483,000 930 W Eula Ct Glendale, WI 53209 Sold / 1909508	Single-Family	450,000	450,000	03/11/2025	483,000	04/18/2025	37	1,812	3	2	2.5	A	1924	0.25
7	 \$495,000 1150 W Riverview Dr Glendale, WI 53209 Sold / 1897265	Single-Family	484,900	484,900	10/23/2024	495,000	12/02/2024	4	2,450	3	2.5	1	D	1938	0.66

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information is independently verified and confirmed includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
Copyright 2025 by Multiple Listing Service, Inc. See copyright notice.
Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:25 PM.

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



Puzzo Masonry, Inc.
24658 W Magnolia Dr
Antioch, IL 60002 US
+18478757701
office@puzzo.net

ADDRESS
Nick Patrick
5835 N River Forest Dr
Milwaukee, WI 53209

Estimate 2751

DATE 09/12/2025

EXPIRATION DATE 11/30/2025

ACTIVITY	QTY	RATE	AMOUNT
05 Masonry Masonry - CMU Block Rebuild 8" CMU wall at basement Prior to crew being onsite, dirt and demo to be addressed at area as discussed with Phil Puzzo/ Home Owner Block to be pinned into existing footing, every 4' on center with #4 rebar Cells 4' on center will be filled solid (containing rebar) through top of wall Bond beam at top of wall - entire course filled solid At top of bond beam - horizontal #4 rebar (2)pcs will be installed entire length of wall and bent around corner as needed Type S standard gray mortar Access to water and electric will be needed for duration of job Home owner to provide dumpster Excludes any demolition, winter conditions, permits, bonds, village registration, caulking, water sealers and dumpsters Certificate of insurance available upon request	1	12,000.00	12,000.00

This estimate supercedes any and all other contracts.
1 year warranty on all craftsmanship.
All work will be completed in a good and workman-like manner.
Jobs will be broom swept.
All payments due upon completion of work unless otherwise stated above.
Any alterations or deviation from above specifications involving extra costs may become an extra charge over and above the estimate.
All estimates exclude winter conditions, permits, dumpsters, sealers, caulking, interior fireplace facing and colored mortar unless otherwise specified in the above estimate.
Upon estimate acceptance, the customer agrees to pay all court costs (including attorney fees) incurred by Puzzo Masonry, Inc. resulting from collection efforts of any

outstanding balance.

TOTAL \$12,000.00

Accepted By

Accepted Date

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Yahoo Mail - Estimate for CMU Block Work

<https://mail.yahoo.com/d/search/name=Jennifer%2520Puzzo&email...>

Estimate for CMU Block Work

From: Jennifer Puzzo (office@puzzo.net)
To: patchscrew@yahoo.com
Date: Friday, September 12, 2025 at 02:37 PM CDT

Hi Nick,
Please see estimate below. Any questions please give Phil a call. Cash (currency - no check) pricing would provide a \$1200 discount.
We appreciate the opportunity to bid this work and look forward to hearing from you.

Jennifer Puzzo
President - Puzzo Masonry, Inc

- ☐ (847) 875-7701
- ☐ puzzo.net



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 Estimate 2751.pdf
85.4 kB

Borrower:	File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr	Case No.:
City: Glendale	State: WI
Lender: Glendale Community Development Department	Zip: 53209

DMJ Action Heating & Cooling



Proposed by: Joe Butschli
4230 West Douglas Avenue
Milwaukee, WI 53209
Tel : 4142915400
jbutschli@actionwi.com
www.actionwi.com
Install Address: same

nick patrick
5834 N River Forest
Glendale, wi 53209
Tel : 4145269374
patchescrew@yahoo.com

<https://hvacbizpro.com/p/R37jaHW>



BETTER
Total Investment
\$263/MO*
\$4,733
*with approved credit



GOOD
Total Investment
\$241/MO*
\$4,342
*with approved credit

MODELS

Carrier 59TP7A040V17--12

- Performance 97 Series
- Two-Stage
- Gas Furnace
- 20 year heat exchanger limited warranty
- 10 year parts and lifetime limited heat exchanger warranty with timely registration
- Equipment must be registered within 90 days of original installation

Net Investment
\$4,733

Financing Details:
Min 3.50% minimum payment
0% APR Payment based
on 18 Mos

MODELS

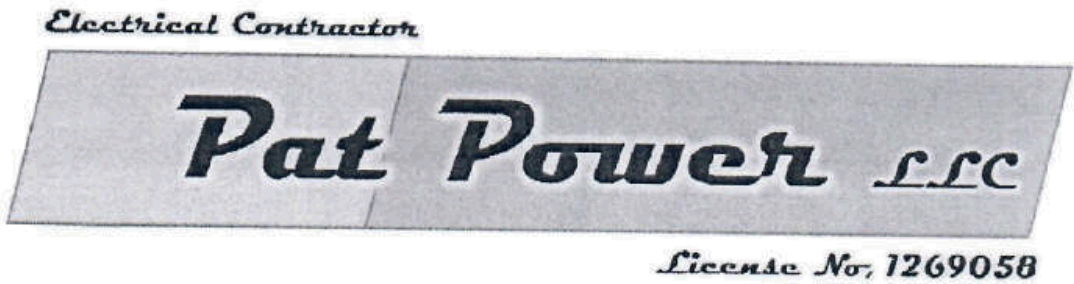
Carrier 59SC6A040M17--12

- Comfort Series
- Single-Stage
- Gas Furnace
- 10 year parts limited to original purchaser upon timely registration
- Otherwise 5 years (Applies to residential installation only)
- Lifetime Ht Exch with Prop Reg

Net Investment
\$4,342

Financing Details:
Min 3.50% minimum payment
0% APR Payment based
on 18 Mos

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



October 17, 2025

Nick Patrick
5810 North River Forest drive
Glendale, Wisconsin
53209

Quote: 202510170.Q002

Re: Replace water damaged panel and circuit breakers, install two ground rods.

For the sum of **Four hundred-fifty dollars and no cents. (\$450.00)** We propose to install a new 20/40 circuit panel and circuit breakers, and to install two ground rods at 5810 North River Forest drive. This price includes labor and materials to do a complete job. Only the listed work is included. Any work ordered by the electrical inspector will be covered under an additional agreement. The permit is not included in this price. We reserve the right to revoke this quote at any time.

Thank you for letting me be of service to you.

Pat Peach
Pat Power LLC

3027 Kearney Avenue, #23, Mount Pleasant, Wisconsin 53403

PatPower.LLC@outlook.com

Licensed

262-880-5044

Insured

Subject Property Tax Bill

Borrower:

File No.: 5834 N River Forest

Property Address: 5834 N River Forest Dr

Case No.:

City: Glendale

State: WI

Zip: 53209

Lender: Glendale Community Development Department

CITY OF GLENDALE
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
414-228-1700

STATE OF WISCONSIN
2024 REAL ESTATE PROPERTY TAX
CITY OF GLENDALE
MILWAUKEE COUNTY

Parcel #: 1670247000

Bill No: 174238

Full Payment of: \$5,323.22
or First Installment of: \$1,574.20
Due on or Before: January 31, 2025
Remit Check to: TREASURER, CITY OF GLENDALE

Installments may be paid as follows:
\$1,574.20 due by January 31, 2025
\$1,874.51 due by March 31, 2025
\$1,874.51 due by May 31, 2025

174238 1670247000 3631
NICHOLAS PATRICK
5834 N RIVER FOREST DR
GLENDALE WI 53209-4524

IMPORTANT: This description covers your property. This is for property tax bill only and may not be a full legal description.
29-08N-22E Acres: 0.000
ASSESSMENT SUBD #79 SW1/4 SEC
29-8-22E LOT 34 BLK 1

CITY OF GLENDALE		MILWAUKEE COUNTY		2024 REAL ESTATE PROPERTY TAX			
Assessed Value Land	Ass'd Value Improve	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes.
146,900	117,900	264,800	0.977	150,300	120,600	270,900	
		2023	2024	2023	2024		Gross Property Tax 5,791.25
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	% Tax	First Dollar Credit -110.91
Taxing Jurisdiction		Allocated Tax Dist.	Allocated Tax Dist.			Change	Lottery Credit -357.12
MILWAUKEE COUNTY		1,763,705	1,673,536	984.63	1,123.62	14.1	Net Property Tax 5,323.22
CITY OF GLENDALE		1,862,686	2,000,821	1,311.21	1,663.62	26.9	
NICOLET UHS		1,257,344	1,154,205	1,072.08	1,249.46	16.5	
GLENDALE-RIVER HILLS		2,035,280	2,042,339	947.72	1,475.01	55.6	
MMSD				290.18	335.14	15.5	
SALES TAX CREDIT				-244.49	-272.50	11.5	
MATC		1,831,694	1,748,528	189.06	216.90	14.7	
Total		8,750,709	8,619,429	4,550.39	5,791.25	27.3	
		First Dollar Credit		-97.84	-110.91	13.4	
		Lottery and Gaming Credit		-364.18	-357.12	-1.9	
		Net Property Tax		4,088.37	5,323.22	30.2	
School taxes reduced by school levy tax credit \$578.38				Net Assessed Value Rate (Does NOT reflect credits) .021870231		Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and, if applicable, penalty.	
		FOR INFORMATIONAL PURPOSES ONLY Voter approved temporary tax increases:				Failure to pay on time. See reverse side.	
Taxing Jurisdiction		Total Additional Taxes	Total Additional Taxes	Year Increase Ends			
GLENDALE-RIVER HILLS		1,535,538.92		160.98		2025	
GLENDALE-RIVER HILLS		4,373,370.35		458.50		2026	
NICOLET UHS		1,662,347.07		172.05		2028	
NICOLET UHS		2,233,531.13		231.17		2042	

PAY 1ST INSTALLMENT OF:
\$1,574.20
OR FULL AMOUNT OF:
\$5,323.22
By January 31, 2025

Amount Enclosed \$

Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 174238
Parcel # 1670247000



NICHOLAS PATRICK
Include This Stub With Your Payment

PAY 2ND INSTALLMENT OF:
\$1,874.51
By March 31, 2025

Amount Enclosed \$

Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 174238
Parcel # 1670247000



NICHOLAS PATRICK
Include This Stub With Your Payment

PAY 3RD INSTALLMENT OF:
\$1,874.51
By May 31, 2025

Amount Enclosed \$

Make Check Payable and Mail to:
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
Bill # 174238
Parcel # 1670247000



NICHOLAS PATRICK
Include This Stub With Your Payment

Subject Property Data Sheet

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

		Property Information			
Parcel Number: 167-0247-000		Physical Address: 5834 N RIVER FOREST DR , 53209		Municipality: Glendale, City of	
Owner Name: NICHOLAS PATRICK 5834 N RIVER FOREST DR GLENDALE, WI 532094524		Legal Description: ASSESSMENT SUBD #79 SW1/4 SEC 29-8-22E LOT 34 BLK 1		Land Use: Residential	
				Date of Inspection: 5/31/2017	
Neighborhood: 04 Milwaukee River - Glendale					
Property Photograph: 			Property Sketch: The sketch for this property has not yet been processed.		
Parcel Sketch and Site Map obtained from the County GIS					
Building Description: 167-0247-000- 1					

Subject Property Data Sheet

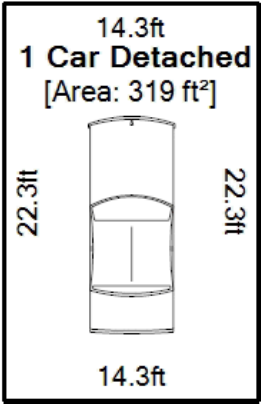
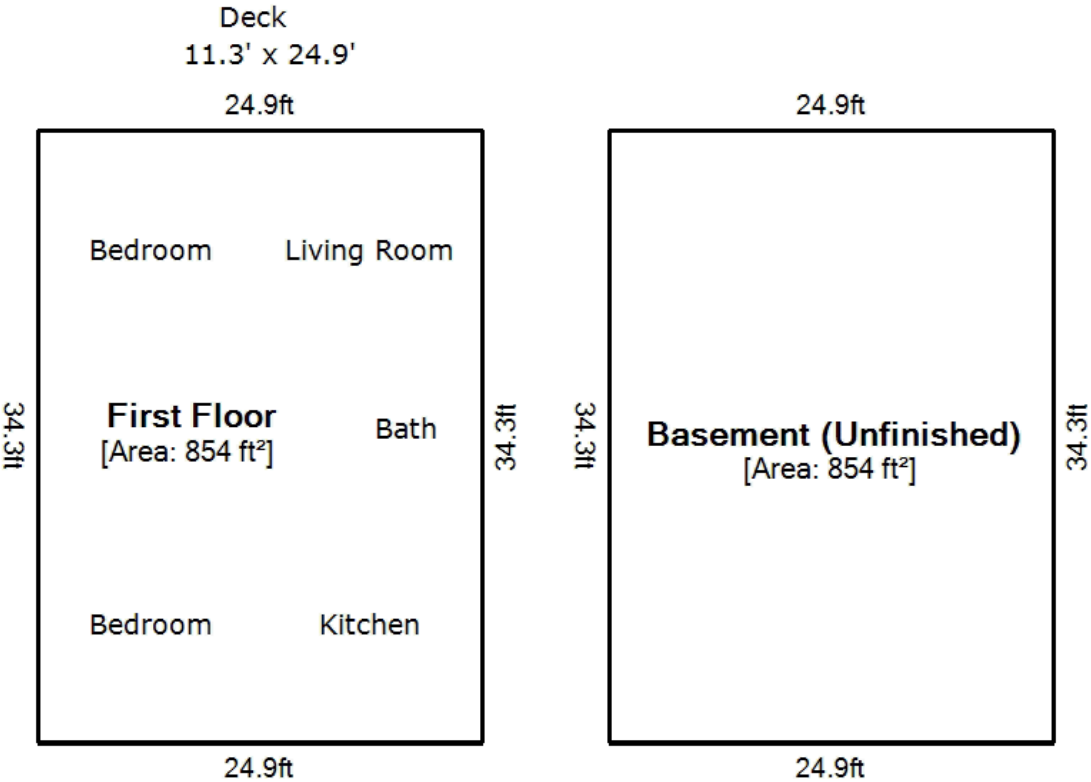
Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Year Built: 1/2/1942	Exterior Wall: 04-Alum/Vinyl		
Building Type/Style: 10-Farmhouse	Bedrooms: 1		
Story Height: 1.0	Full Baths: 1		
Grade: C-	Half Baths: 0		
CDU/Overall Condition: Good	Room Count: 4		
Interior Condition: Poorer	Basement Description: Full Basement		
Kitchen Condition: Average	Heating: Basic Heating		
Bath Condition: Average	Type of Fuel: Gas		
	Type of System: Warm Air		
Square Footage / Attachments:			
Finished Basement Living Area: 0	Total Living Area:		
First Story: 852	852		
Basement Feature Rec. Room Area:			
Attachment Description(s):	Area:		
31-WD	380		
11-OFP	24		
Feature Description(s):	Area:		
Detached Improvement: 167-0247-000-167-0247-000-167-0247-000-1			
Detached Improvement Type: RG 1-Detached Frame Garage	Detached Improvement Class: A-Residential		
Year Built: 1/2/1942	Detached Improvement Condition: Average		
Height:	Square Feet: 320		
Permit / Construction History:			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
Ownership / Sales History:			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Type:
12/15/2016	SQ10634232	\$155,000	Land and Improvements
Land Data - Land Item: 1			
Land Class: A-Residential	Land Sub-Class: A-Residential Primary Site		
Pricing / Unit of Measure: Frontage	Acreage: 0.198		
Square Footage: 8,625	Frontage: 54		
Depth: 160	Width:		
Land Value: \$146,900			
Total Improvement Value:	\$117,900		
Total Land Value:	\$146,900		
Total Assessed Value:	\$264,800		

FLOORPLAN SKETCH

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Sketch



Living Area		Area Calculation	
First Floor	854.07 ft²	First Floor	x 1.00 = 854.07 ft²
Nonliving Area		24.9ft x	34.3ft x 1.00 = 854.07 ft²
1 Car Detached	318.89 ft²		
Basement (Unfinished)	854.07 ft²		
Total Living Area (rounded):	854 ft²		

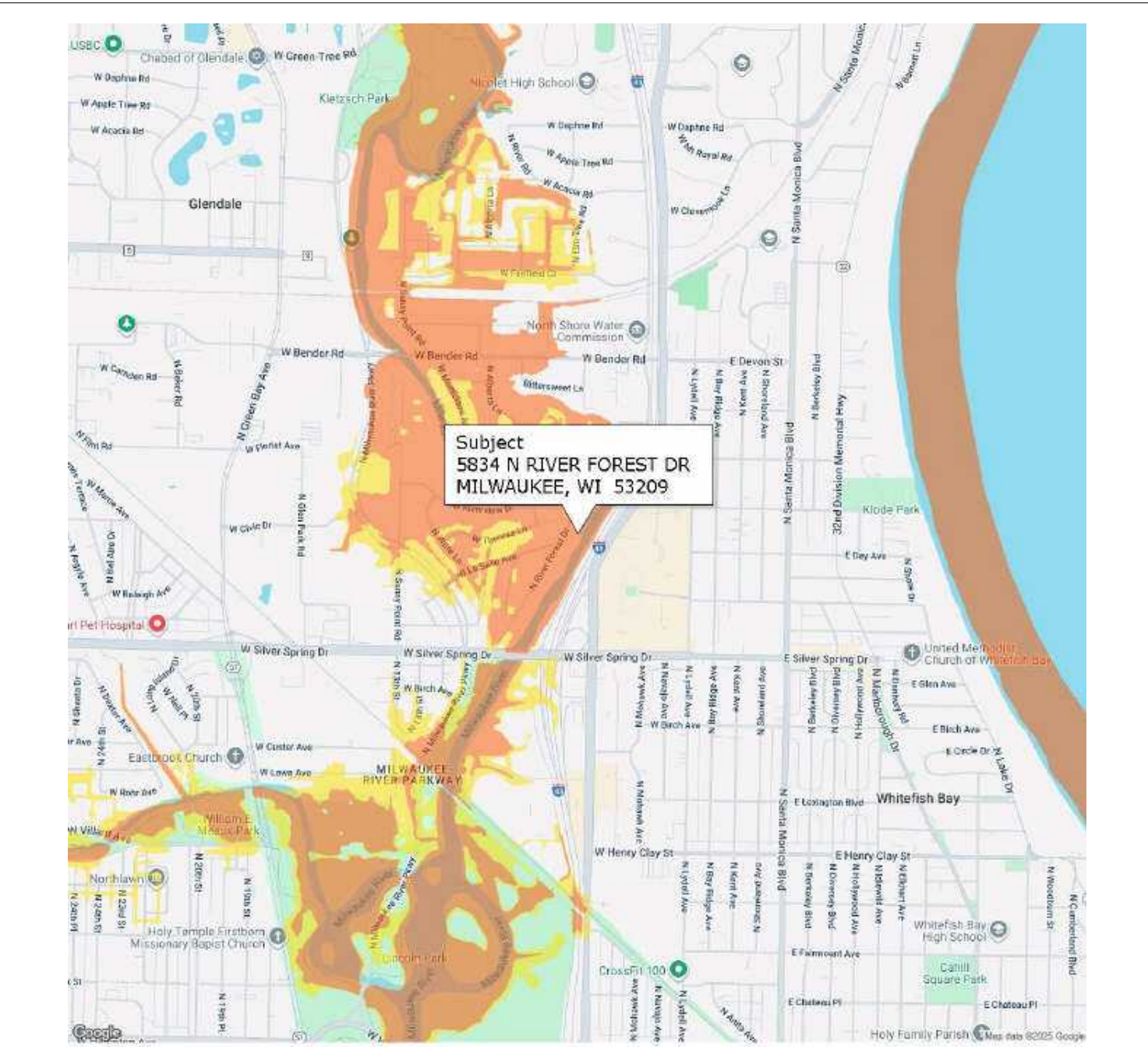
PLAT MAP

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



FLOOD MAP

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



FLOOD INFORMATION

Community: CITY OF GLENDALE
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 55079C0081E
Panel: 55079C0081
Zone: AE
Map Date: 09-26-2008
FIPS: 55079
Source: FEMA DFIRM

LEGEND

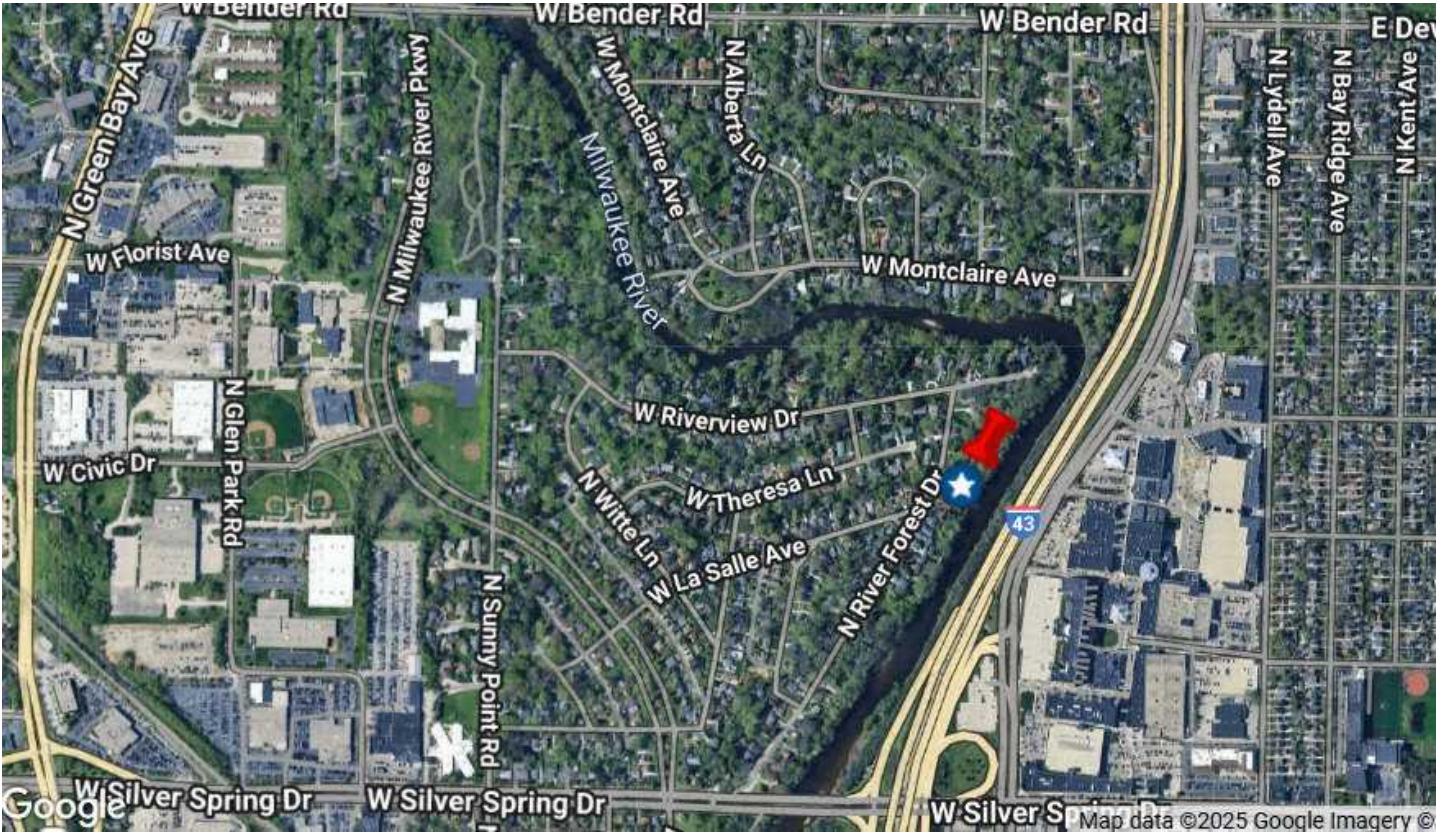
- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

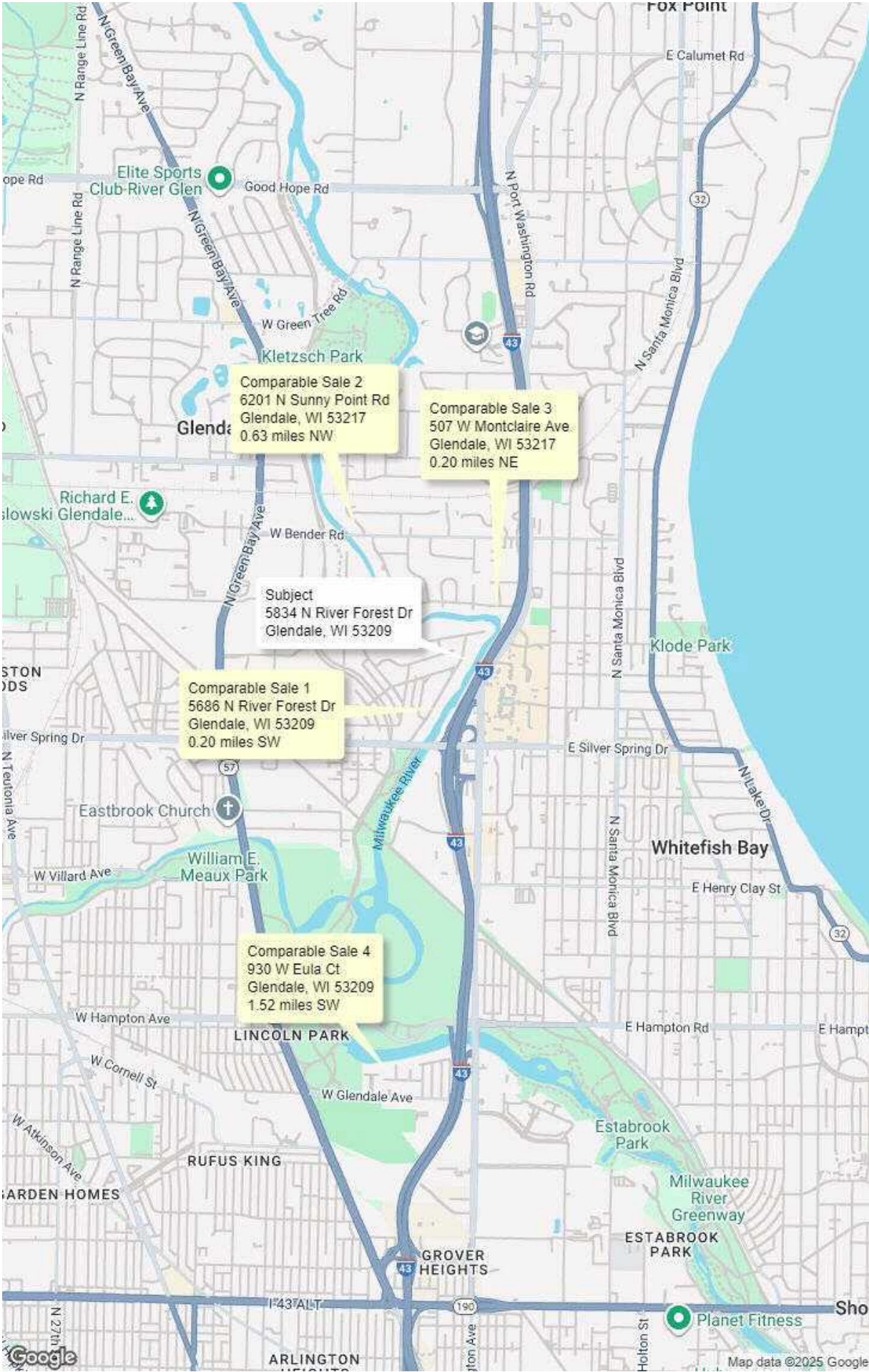
AERIAL MAP

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



LOCATION MAP

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 16, 2025
Appraised Value: \$ 310,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

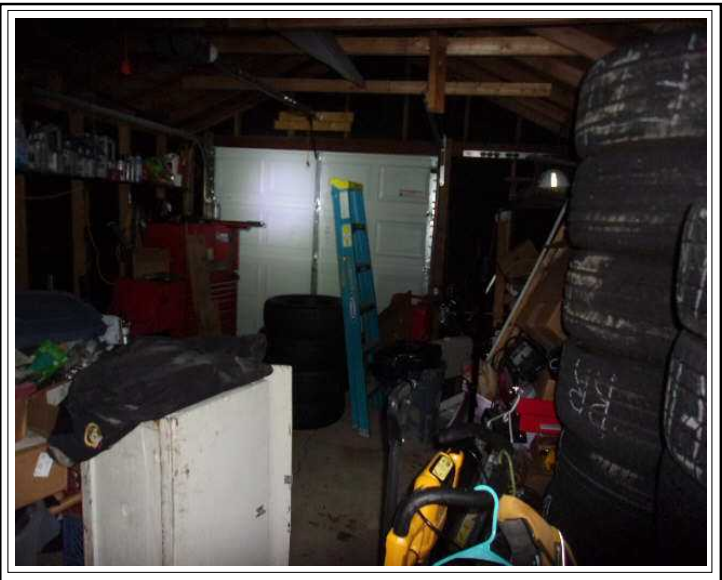
Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			



street



garage



garage



front



side/rear



rear/side

Borrower:	File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr	Case No.:
City: Glendale	State: WI
Lender: Glendale Community Development Department	Zip: 53209



river view with I-43 on other side of river



river view with I-43 on other side of river



river



improvement damage caused by flood
hypothetical condition



improvement damage caused by flood
hypothetical condition

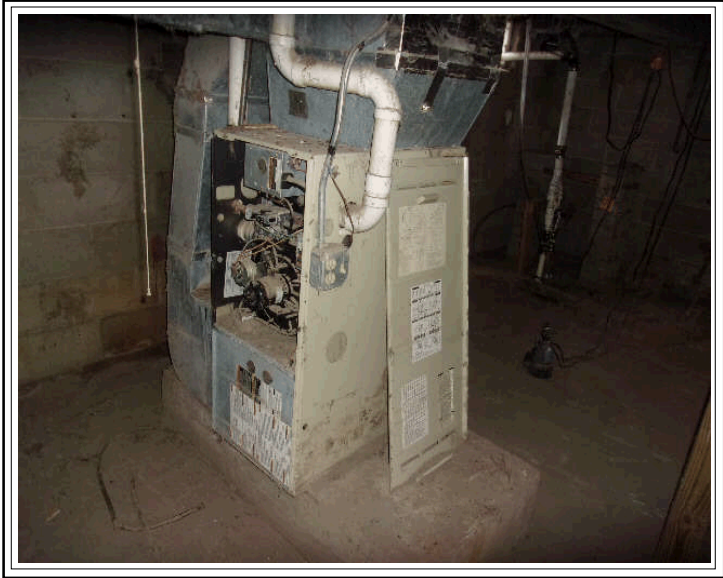


improvement damage caused by flood
hypothetical condition

Borrower:	File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr	Case No.:
City: Glendale	State: WI
Lender: Glendale Community Development Department	Zip: 53209



improvement damage caused by flood
hypothetical condition



improvement damage caused by flood
hypothetical condition



improvement damage caused by flood
hypothetical condition



basement



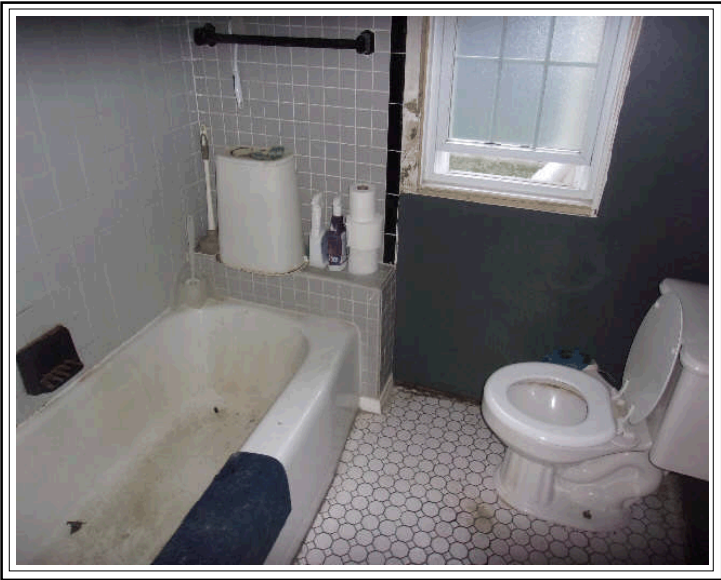
basement



kitchen



kitchen



bath



bath



bath vanity



living

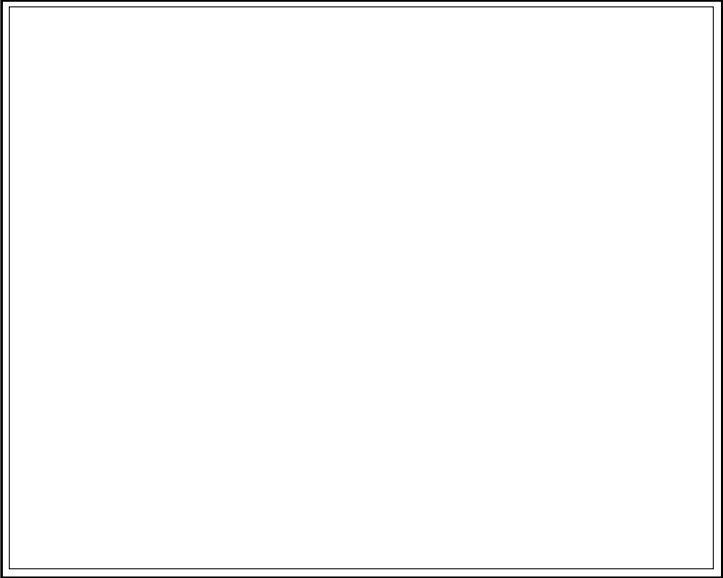
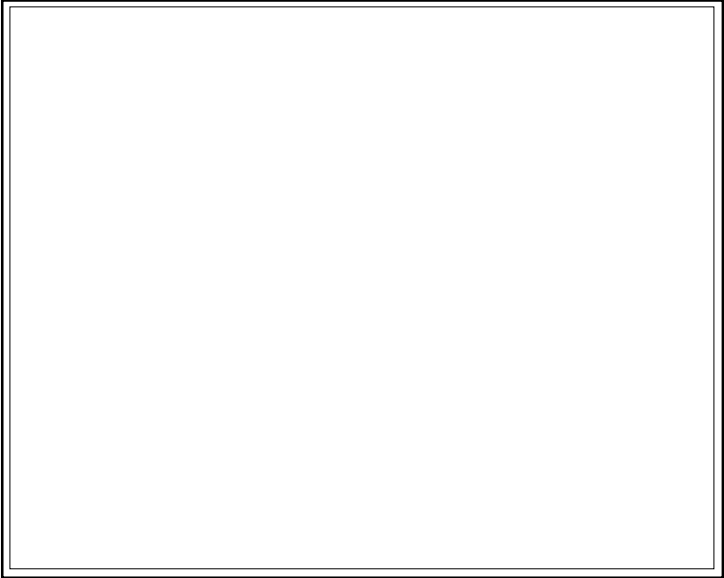
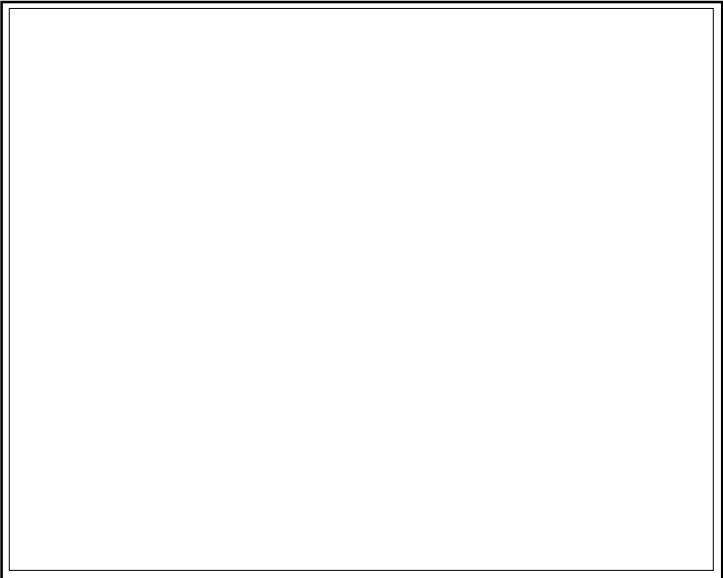
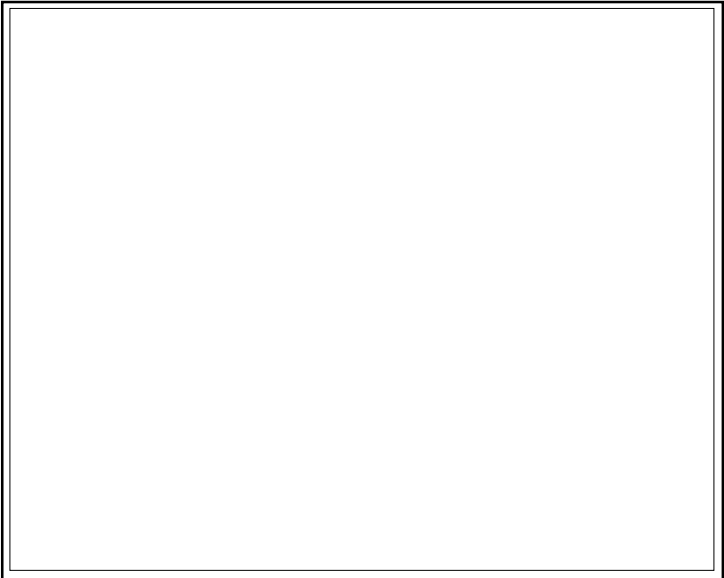


bedroom

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



bedroom



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



COMPARABLE SALE #1

5686 N River Forest Dr
Glendale, WI 53209
Sale Date: 07/30/2025
Sale Price: \$ 200,000



COMPARABLE SALE #2

6201 N Sunny Point Rd
Glendale, WI 53217
Sale Date: 12/20/2024
Sale Price: \$ 325,000



COMPARABLE SALE #3

507 W Montclair Ave
Glendale, WI 53217
Sale Date: 03/28/2025
Sale Price: \$ 475,000

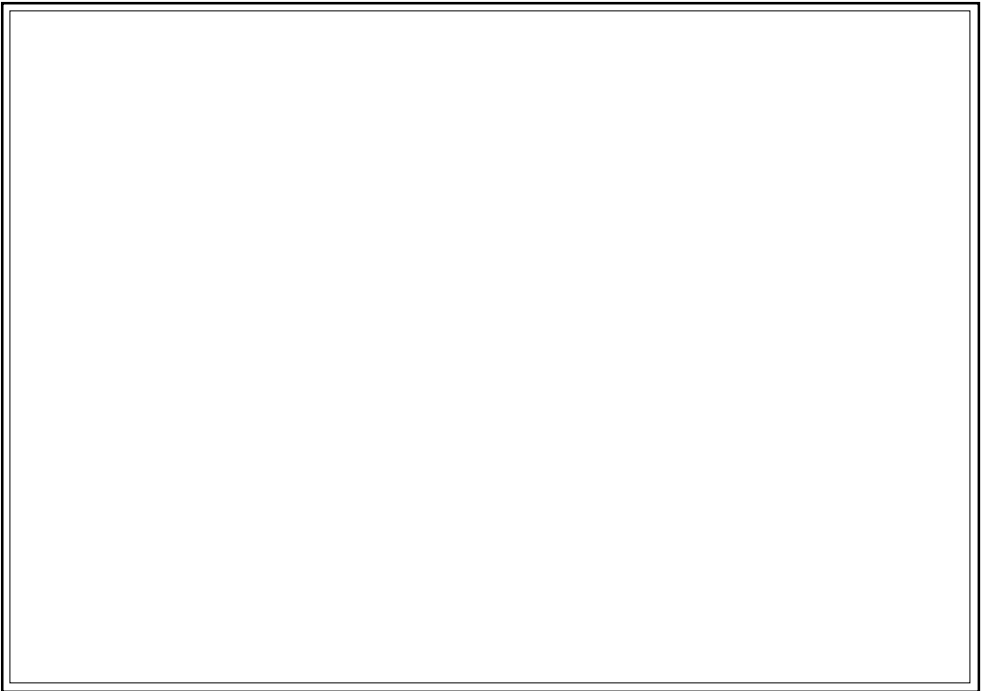
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



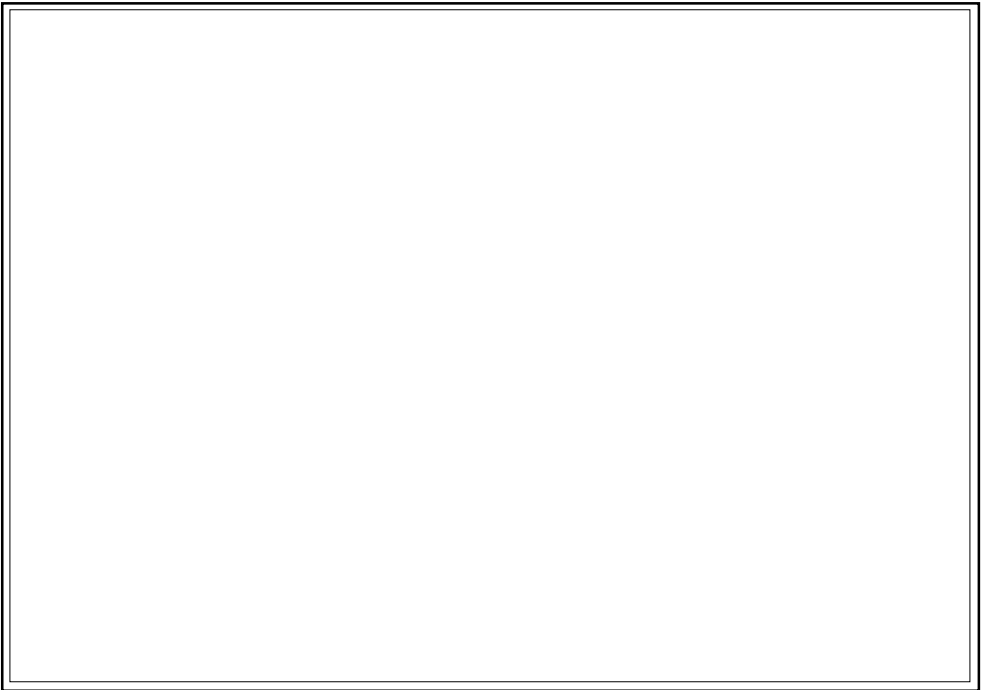
COMPARABLE SALE #4

930 W Eula Ct
Glendale, WI 53209
Sale Date:
Sale Price: \$ 483,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Comparable Sale 1 Data Sheet

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Address: 5686 N River Forest Dr Glendale, Wisconsin 53209-4520 Taxed by: Glendale MLS #: 1929813



Property Type: Single-Family Status: Sold County: Milwaukee Seller Offers Concessions: Yes	List Price: \$250,000 Tax Key: 1670229000 Taxes: \$6,239 Tax Year: 2024 Est. Acreage: 0.44
Bedrooms: 2 Total Bathrooms: 1 Total Full/Half Baths: 1 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 1 Garage Type: Attached	Rooms: Est. Total Sq. Ft.: 1,221 Est. Year Built: 1948 Zoning: Res
Flood Plain: Unknown	Days On Market: 34

Directions: 5686 N River Forest Dr., Glendale, WI 53209

School District: Glendale-River Hills High School: Nicolet Middle School: Glen Hills Elem. School: Parkway	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	13 x 14	Main	Living/Great Room	24 x 15	Main
	Bedroom 2	13 x 13	Main	Kitchen	10 x 9	Main
				Laundry	13 x 8	Main

Type: Type of Construction: Stick/Frame	Documents: Listing Contract; Tax Bill
Water Features: River	Appliances Incl.: None
Style: 1 Story	Misc. Interior: Natural Fireplace
Architecture: Ranch	Water/Waste: Municipal Water; Municipal Sewer
Driveway: Unpaved	Municipality: City
Exterior: Stone	
Basement: None	
Heating Fuel: Natural Gas	
H/C Type: Forced Air	
Bath Description: MBR Bath Shower over Tub	

Remarks: 1-PARTY LISTING - Comp Purposes Only.
Inclusions: None

Excl. Agency Contrct: N	Broker Owned: N	Electronic Consent: No
Limited/Unserviced: No	Named Prospects: Y	Listing Date: 06/12/2025
Sold Price: \$200,000	Closing Date: 07/30/2025	Pending Date: 07/15/2025
Terms of Sale: Cash		
Listing Office: Shorewest Realtors, Inc.: swr10 Ph: 262-786-4000 Fax: URL: http://www.shorewest.com	Listing Agent: Jeffrey L Ranney : 26532 Ph: 414-975-5605 Cell: Fax: Email: jranney@shorewest.com	LA Address: 21675 Longview Drive, Suite 500 Waukesha, WI 53186 LO License #: 7771-91 LA License #: 81581-94
Selling Office: Shorewest Realtors, Inc. swr08 Ph: 262-574-2067 URL: http://www.shorewest.com License #: 7771-91	Selling Agent: Adam Loeffel 41230 Ph: 845-518-0452 Email: aloeffel@shorewest.com License #: 91712-94	

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM. Broker Attribution: PropertyInfo@shorewest.com

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Permit Surveys

		Property Information			
Parcel Number: 167-0229-000		Physical Address: 5686 N RIVER FOREST DR GLENDALE, WI 53209		Municipality: Glendale, City of	
Owner Name: M&J Mitchell LLC 2424 E Holt Avenue Milwaukee, WI 53207		Legal Description: ASSESSMENT SUBD #79 SW1/4 SEC 29-8-22E NE1/2 LOT 12 BLK 1		Land Use: Residential	
				Date of Inspection:	
Neighborhood: 04 Milwaukee River - Glendale					
Property Photograph: 			Property Sketch: The sketch for this property has not yet been processed.		
Parcel Sketch and Site Map obtained from the County GIS					
Building Description: 167-0229-000- 1					

Comparable Sale 1 Data Sheet

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1948 Building Type/Style: 09-Basic Single Story Story Height: 1.0 Grade: C+ CDU/Overall Condition: Fair Interior Condition: Better Kitchen Condition: Fair Bath Condition: Poor		Exterior Wall: 08-Stone Bedrooms: 2 Full Baths: 1 Half Baths: 0 Room Count: 4 Basement Description: No Basement Heating: Basic Heating Type of Fuel: Gas Type of System: Warm Air			
Square Footage / Attachments:					
Finished Basement Living Area: 0 First Story: 1,221 Basement Feature Rec. Room Area:		Total Living Area: 1,221			
Attachment Description(s): 23-AMG 35-Ms/Terrace		Area: 377 16			
Feature Description(s): 03-Masonry Fireplace		Area: 1			
Permit / Construction History:					
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>		
10/1/2020	PH20-0169	\$1	replace boiler		
7/5/2010	847-10-07	\$1,100			
Ownership / Sales History:					
<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	<u>Sale Validity:</u>	<u>Conveyance Type:</u>	<u>Sale Type:</u>
7/29/2025	11527447	\$200,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
Land Data - Land Item: 1					
Land Class: A-Residential Pricing / Unit of Measure: Frontage Square Footage: 18,992 Depth: 186 Land Value: \$168,200			Land Sub-Class: A-Residential Primary Site Acreage: 0.436 Frontage: 102 Width:		
Total Improvement Value:					\$138,500
Total Land Value:					\$168,200
Total Assessed Value:					\$306,700

Comparable Sale 2 Data Sheet

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Address: 6201 N Sunny Point Rd Glendale, Wisconsin 53217-4171 Taxed by: Glendale MLS #: 1895594



Property Type: Single-Family Status: Sold County: Milwaukee Seller Offers Concessions: No	List Price: \$300,000 Tax Key: 1620059000 Taxes: \$8,212.1 Tax Year: 2023 Est. Acreage: 0.51
Bedrooms: 5 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 2 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 3.5 Garage Type: Attached	Rooms: 9 Est. Total Sq. Ft.: 2,489 Est Fin Above Grade SqFt: 2,489 Est Fin Below Grade SqFt: 0 Est Unfin Below Grade SqFt: 0 Est. Year Built: 1967 Zoning: residential
Flood Plain: Yes	Days On Market: 66

Directions: Bender Rd to Sunny Point.

School District: Nicolet UHS High School: Nicolet Middle School: Glen Hills Elem. School: Parkway Subdivision: Glen River Estates HOA Dues/Yr.: 0 Body of Water: Milwaukee River Est Water Front Footage: 79.11	<table><thead><tr><th>Name</th><th>Dim</th><th>Level</th></tr></thead><tbody><tr><td>Master Bedroom</td><td>15 x 14</td><td>Main</td></tr><tr><td>Bedroom 2</td><td>12 x 14</td><td>Main</td></tr><tr><td>Bedroom 3</td><td>14 x 12</td><td>Main</td></tr><tr><td>Bedroom 4</td><td>14 x 11</td><td>Main</td></tr><tr><td>Bedroom 5</td><td>13 x 11</td><td>Main</td></tr></tbody></table>	Name	Dim	Level	Master Bedroom	15 x 14	Main	Bedroom 2	12 x 14	Main	Bedroom 3	14 x 12	Main	Bedroom 4	14 x 11	Main	Bedroom 5	13 x 11	Main	<table><thead><tr><th>Name</th><th>Dim</th><th>Level</th></tr></thead><tbody><tr><td>Living/Great Room</td><td>16 x 15</td><td>Main</td></tr><tr><td>Kitchen</td><td>21 x 12</td><td>Main</td></tr><tr><td>Family Room</td><td>21 x 20</td><td>Main</td></tr><tr><td>Dining Room</td><td>13 x 11</td><td>Main</td></tr><tr><td>Laundry</td><td>9 x 9</td><td>Main</td></tr></tbody></table>	Name	Dim	Level	Living/Great Room	16 x 15	Main	Kitchen	21 x 12	Main	Family Room	21 x 20	Main	Dining Room	13 x 11	Main	Laundry	9 x 9	Main
Name	Dim	Level																																				
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Kitchen	21 x 12	Main																																				
Family Room	21 x 20	Main																																				
Dining Room	13 x 11	Main																																				
Laundry	9 x 9	Main																																				

Type: Waterfrontage on Lot; Water Access/Rights	Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Survey; Floor Plans
Water Features: River	Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer
Lot Description: Corner Lot; Adjacent to Park/Greenway; Wooded; View of Water; Sidewalk; Near Public Transit; Borders Public Land	Misc. Exterior: Patio
Style: 1 Story	Misc. Interior: Natural Fireplace; Central Vacuum; Cable TV Available; High Speed Internet; Simulated Wood Floors; Wood Floors
Architecture: Ranch	Water/Waste: Municipal Water; Municipal Sewer
Garage: Electric Door Opener; Tandem	Municipality: City
Driveway: Paved; Parking Space	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower; Level Drive
Exterior: Stone; Vinyl; Low Maintenance Trim	
Basement: Full; Crawl Space; Block; Stubbed for Bathroom; Sump Pump	
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air	
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile	

Remarks: NOW OFFERED AT \$300,000! SELLERS SAY "BRING ME AN OFFER!" Perfect for those seeking sweat equity or an easy winter rehab project! Features include a 2.5-car garage with additional storage space, a double-sided fireplace between the family room and den, a spacious kitchen ready for updates, a primary bedroom with an en suite bath and laundry, and a lower level with plumbing for a future bath. Outdoors, enjoy the large bluff with a trail to the river—ideal for creating a firepit or sitting area. Near Kletzsch Park, Lincoln Park (18-hole golf course), the Oak Leaf Trail, Bayshore Mall, and more!
Private Remarks: Property being sold through personal reps (probate). Earnest money to be held at Land Title (Trust Fund Friendly). Flood Insurance is anywhere from \$1,300+ depending on the level of coverage selected.

Showing Information: Align Showing	Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes
Inclusions: Refrigerator, Range, Dishwasher, Microwave	Named Prospects: N	Seller Offers Concessions: No	Listing Date: 10/08/2024
Limited/Unserviced: No	Closing Date: 12/20/2024	Pending Date: 12/12/2024	Terms of Sale: Cash
Sold Price: \$325,000			Transaction Type: Arms Length
Listing Office: RE/MAX Service First of 24000 Ph: 262-287-9900 Fax: 800-886-9699 URL: http://remaxservicefirstwi.com	Listing Agent: Ted Schaar ABR, CDPE, CIAS: 21042 Ph: 414-678-9833 Cell: 414-678-9833 Fax: Email: ted@mke.re	LA Address: LO License #: 938862-91 LA License #: 56985-90	
Selling Office: RE/MAX Service First of 24000 Ph: 262-287-9900 URL: http://remaxservicefirstwi.com License #: 938862-91	Selling Agent: Ted Schaar ABR, CDPE, CIAS 21042 Ph: 414-678-9833 Email: ted@mke.re License #: 56985-90		

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM.

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

 Property Information 			
Parcel Number: 162-0059-000		Physical Address: 6201 N SUNNY POINT RD , 53209	
Municipality: Glendale, City of			
Owner Name: Wardman Investments, LLC PO Box 13622 Wauwatosa, WI 53213	Legal Description: GLEN RIVER ESTATES LOT 3 BLK 4	Land Use: Residential	Date of Inspection:
Neighborhood: 04 Milwaukee River - Glendale			
Property Photograph: 		Property Sketch: The sketch for this property has not yet been processed.	
Parcel Sketch and Site Map obtained from the County GIS			
Building Description: 162-0059-000- 1			

Comparable Sale 2 Data Sheet

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1967 Building Type/Style: 01-Ranch Story Height: 1.0 Grade: C+ CDU/Overall Condition: Fair Interior Condition: Poorer Kitchen Condition: Average Bath Condition: Average	Exterior Wall: 01-Wood Bedrooms: 5 Full Baths: 2 Half Baths: 0 Room Count: 10 Basement Description: Partial Heating: Air Conditioning - Same Ducts Type of Fuel: Gas Type of System: Warm Air				
Square Footage / Attachments:					
Finished Basement Living Area: 0 First Story: 2,489 Basement Feature Rec. Room Area: 1,100	Total Living Area: 2,489				
Attachment Description(s): 33-Concrete Patio 35-Ms/Terrace 13-AFG	Area: 250 40 882				
Feature Description(s):	Area:				
Permit / Construction History:					
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:		
Ownership / Sales History:					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
12/19/2024	11474537	\$325,000	Valid	O - Other	Land and Improvements
4/22/2014	10372141	\$183,800	Invalid	QCD - Quit Claim Deed	Land and Improvements
2/24/2021	11085137	\$142,500	Invalid	O - Other	Land and Improvements
Land Data - Land Item: 1					
Land Class: A-Residential Pricing / Unit of Measure: Frontage Square Footage: 22,433 Depth: 449 Land Value: \$170,000			Land Sub-Class: A-Residential Primary Site Acreage: 0.515 Frontage: 50 Width:		
Total Improvement Value:					\$276,700
Total Land Value:					\$170,000
Total Assessed Value:					\$446,700

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Address: 507 W Montclair Ave Glendale, Wisconsin 53217 Taxed by: Glendale MLS #: 1907294



Property Type: Single-Family
Status: Sold
Start Showing Date: 03/04/2025
County: Milwaukee
Seller Offers Concessions: No
List Price: \$459,900
Tax Key: 1668986001
Taxes: \$9,244
Tax Year: 2024
Est. Acreage: 0.31
Bedrooms: 2
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Rooms: 7
Est. Total Sq. Ft.: 1,962
Est Fin Above Grade SqFt: 1,962
Est. Year Built: 1957
Zoning: Res
Flood Plain: Yes
Days On Market: 1

Directions:

School District: Glendale-River Hills	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	13.5 x 14.5	Main	Living/Great Room	16 x 16	Main
Middle School: Glen Hills	Bedroom 2	14 x 14	Main	Kitchen	19.5 x 14	Main
Elem. School: Parkway	Sun/Four Season	16.5 x 10.5	Main	Dining Room	8 x 20	Main
Body of Water: Milwaukee River	Room					
Est Water Front Footage: 88						

Type: Waterfrontage on Lot Water Features: River Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Stone; Wood Basement: Full; Stubbed for Bathroom Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Shower Over Tub	Documents: Listing Contract; Delayed Form; Seller Condition; LeadPaint Disclosure Appliances Incl.: Oven; Range; Refrigerator; Dishwasher Misc. Interior: 2 or more Fireplaces; Vaulted Ceiling(s) Water/Waste: Municipal Water; Municipal Sewer Municipality: City Accessibility: Bedroom on Main Level; Full Bath on Main Level
--	--

Remarks: This idyllic mid-century modern ranch on the Milwaukee River is a must see! Its cathedral ceilings, circle drive, 2 wood-burning fireplaces, central air, cork-floored sunroom, large Thermopane windows and 88 feet of river frontage make for a comfortable lifestyle inside and out. Living, dining, and sun rooms are all open to each other and face the spectacular bend in the Milwaukee River. Priced to Sell!
Private Remarks: Broker does not verify measurements. Direct all questions and offers to Maripat Wilkinson 414-377-5454 maripat.wilkinson@remax.net.
Showing Information: Aligned Showings
Inclusions: Oven/Range, Refrigerator, Dishwasher

Excl. Agency Contract: N		Broker Owned: N		Electronic Consent: Yes	
Limited/Unserviced: No		Owner: Mink Family Trust		Listing Date: 02/18/2025	
Sold Price: \$475,000		Seller Offers Concessions: No			
Named Prospects: N		Pending Date: 03/04/2025		Terms of Sale: Conventional	
Closing Date: 03/28/2025					
Listing Office: RE/MAX United - Cedarburg: remx10		Listing Agent: Scott W Campbell, CLHMS, THE SCOTT CAMPBELL GROUP CLHMS: 9813w		LA Address: W63 N647 Washington Ave. Cedarburg, WI 53012	
Ph: 262-375-0400		Ph: 414-331-7888		LO License #: 700820-91	
Fax: 262-376-4141		Cell: 414-331-7888		LA License #: 29692-90	
URL: http://www.remax-united-wi.com		Fax: 262-376-4141			
		Email: scampb5977@aol.com			
Selling Office: Keller Williams Realty-Milwaukee Southwest keller8		Selling Agent: Karli D Tatum 42121		Ph: 414-436-1771	
Ph: 262-599-8980		Email: karli.tatum@kw.com			
URL:		License #: 93947-94			
License #: 937913-91					

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Prepared by Jorge A Barreiro on Thursday, October 16, 2025 12:38 PM.

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

 Property Information 			
Parcel Number: 166-8986-002		Physical Address: 507 W MONTCLAIRE AVE GLENDALE, WI 53209	
Municipality: Glendale, City of			
Owner Name: TINA OWEN-MOORE 507 W. MONTECLAIRE AVENUE GLENDALE, WI 53217	Legal Description: COM 245 FT E OF NW COR OF SE 1/4 29-8-22; TH S 10 FT TO POC; S TO BANK OF MILW RIVER; SELY ALG SD BANK TO A PT 330 FT E & 185 FT S OF NW COR OF SD 1/4 SEC; N TO A PT 330 FT W OF NW COR OF SD 1/4 SEC; W 80 FT; S 10 FT; TH W 5 FT	Land Use: Residential	Date of Inspection:
Neighborhood: 04 Milwaukee River - Glendale			
Property Photograph: 		Property Sketch: The sketch for this property has not yet been processed.	
Parcel Sketch and Site Map obtained from the County GIS			
Building Description: 166-8986-002- 1			

Comparable Sale 3 Data Sheet

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Year Built: 1/2/1957		Exterior Wall: 01-Wood	
Building Type/Style: 13-Contemporary		Bedrooms: 2	
Story Height: 1.0		Full Baths: 2	
Grade: C+		Half Baths: 0	
CDU/Overall Condition: Average		Room Count: 7	
Interior Condition: Same		Basement Description: Full Basement	
Kitchen Condition: Average		Heating: Air Conditioning - Same Ducts	
Bath Condition: Average		Type of Fuel: Gas	
		Type of System: Warm Air	
Square Footage / Attachments:			
Finished Basement Living Area: 0		Total Living Area:	
First Story: 1,962		1,962	
Basement Feature Rec. Room Area:			
Attachment Description(s):		Area:	
35-Ms/Terrace		60	
33-Concrete Patio		800	
13-AFG		560	
Feature Description(s):		Area:	
Permit / Construction History:			
<u>Date of Permit:</u>		<u>Permit Number:</u>	
		<u>Permit Amount:</u>	
		<u>Details of Permit:</u>	
Ownership / Sales History:			
			<u>Sale Type:</u>
			Land and Improvements
<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	Land and Improvements
12/17/2024	11473208	\$444,100	Land and Improvements
12/17/2024	11475341	\$444,100	Land and Improvements
3/27/2025	11495996	\$475,000	Land and Improvements
Land Data - Land Item: 1			
Land Class: A-Residential		Land Sub-Class: A-Residential Primary Site	
Pricing / Unit of Measure: Frontage		Acreage: 0.312	
Square Footage: 13,591		Frontage: 88	
Depth: 154		Width:	
Land Value: \$208,200			
Total Improvement Value:			\$235,900
Total Land Value:			\$208,200
Total Assessed Value:			\$444,100

Comparable Sale 4 Data Sheet

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip:	53209
Lender: Glendale Community Development Department			

Address: 930 W Eula Ct Glendale, Wisconsin 53209

Taxed by: Glendale

MLS #: 1909508



Property Type: Single-Family
Status: Sold
County: Milwaukee
Seller Offers Concessions:

List Price: \$450,000
Tax Key: 23310390000
Taxes: \$7,735
Tax Year: 2024
Est. Acreage: 0.25

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 1,812
Est. Year Built: 1924
Zoning: Residential

Flood Plain: No
Days On Market: 37

Directions: Port Washington Rd, west on Glendale Ave, north on Elm Tree, West on Eula to home

School District: Nicolet UHS
High School: Nicolet
Middle School: Glen Hills
Elem. School: Parkway
Body of Water: Milwaukee River
Est Water Front Footage: 41

Name	Dim	Level	Name	Dim	Level
Master Bedroom	19 x 15	Upper	Living/Great Room	19 x 16	Main
Bedroom 2	22 x 12	Upper	Kitchen	16 x 8	Main
Bedroom 3	10 x 9	Main	Dining Room	17 x 12	Main
			Laundry		Lower

Type: Waterfrontage on Lot; Water Access/Rights
Water Features: River; Private Dock
Lot Description: Wooded; View of Water; Sidewalk; Near Public Transit
Style: 2 Story; Multi-Level
Architecture: Contemporary
Garage: Electric Door Opener
Driveway: Paved; Parking Space
Outbuildings: Storage Shed
Exterior: Aluminum/Steel; Other
Basement: Full
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: At least one Bathtub; Shower Over Tub

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Tax Bill
Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer
Misc. Exterior: Deck
Misc. Interior: Walk-In Closet(s); Cable TV Available; Vaulted Ceiling(s)
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village
Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: Truly one of a kind! This contemporary home has 41ft of Milwaukee River frontage! The floor plan is super fun. It is bright & open, with lots of windows. The views are absolutely amazing from each level. You will think you live in a vacation retreat when you wake up every morning in the large master bedroom surrounded by views of trees & wildlife. A little slice of heaven close to the city. The unique multi-level main living area has a kitchen/dining area that overlooks the expansive living room. It has double ovens, stainless steel appliances & cherry cabinets. The living room opens to a large deck & stairs that go to the river! 2 car garage with work shop area off the back & plenty of loft storage. quite, dead-end street. Pack your kayak & get ready to feel like you are on vacation!
Private Remarks: Please be aware There is a step down as you enter through the hall to the master bedroom
Showing Information: Multiple offers in hand. Please get offers in by 3:00 on 3/14/2025 Aligned
Inclusions: Also included, Barn Beam light fixture in Foyer, and attached metal bracket above patio door, and triangle going into the living room, stain glass window going up the steps.

Excl. Agency Contrct: N
Broker Owned: N
Electronic Consent: Yes
Listing Date: 03/11/2025

Limited/Unserviced: No
Sold Price: \$483,000
Named Prospects: N
Closing Date: 04/18/2025
Pending Date: 04/16/2025
Terms of Sale: Conventional
Transaction Type: Arms Length

Listing Office: RE/MAX Lakeside-West remx41
Ph: 262-784-9220
Fax: 414-327-6870
URL: <http://www.lakesiderealtors.com>

Listing Agent: Sarah L Walters ABR,CRS,GRI: 16975
Ph: 262-617-5843 **Cell:** 262-617-5843
Fax:
Email: Walterssarahl@yahoo.com

LA Address:
LO License #: 700328-91
LA License #: 58024-94

Selling Office: Riverwest Realty Milwaukee riverwest
Ph: 262-424-9888
URL: <http://riverwestrealtymilwaukee.com>
License #: 937505-91

Selling Agent: Lance Wooten Team*CRS lanceteam
Ph: 262-424-9888
Email: lance@rwrnke.com
License #: 57371-90

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Prepared by Jorge A Barreiro on Tuesday, November 04, 2025 11:08 AM.



BARREIRO & ASSOCIATES, LLC
VALUATION, CONSULTING & ADVISORY

Page 181 of 218

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

INNOVATION EDUCATION TECHNOLOGY Property Information COMPREHENSIVE ASSESSMENT SOFTWARE			
Parcel Number: 233-1039-000		Physical Address: 930 WEULA CT GLENDALE, WI 53209	
Municipality: Glendale, City of			
Owner Name: Hannah Sanchez 930 W Eula Ct Glendale, WI 53209	Legal Description: ASSESSMENT SUBD #75 NW1/4 SEC 5-7-22E LOT 4 BLK 4	Land Use: Residential	Date of Inspection: 2/24/2020
Neighborhood: 04 Milwaukee River - Glendale			
Property Photograph: 		Property Sketch: The sketch for this property has not yet been processed.	
Parcel Sketch and Site Map obtained from the County GIS			
Building Description: 233-1039-000- 1			

Comparable Sale 4 Data Sheet

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Year Built: 1/2/1924	Exterior Wall: 04-Alum/Vinyl		
Building Type/Style: 10-Farmhouse	Bedrooms: 3		
Story Height: 2.0	Full Baths: 2		
Grade: C+	Half Baths: 0		
CDU/Overall Condition: Good	Room Count: 8		
Interior Condition: Better	Basement Description: Full Basement		
Kitchen Condition: Very Good	Heating: Air Conditioning - Same Ducts		
Bath Condition: Very Good	Type of Fuel: Gas		
	Type of System: Warm Air		
Square Footage / Attachments:			
Finished Basement Living Area: 0	Total Living Area:		
First Story: 1,129	1,812		
Basement Feature Rec. Room Area:			
Attachment Description(s):	Area:		
31-WD	180		
11-OFD	20		
Feature Description(s):	Area:		
Detached Improvement: 233-1039-000-233-1039-000-233-1039-000-1			
Detached Improvement Type: RG 1-Detached Frame Garage	Detached Improvement Class: A-Residential		
Year Built: 1/2/1929	Detached Improvement Condition: Good		
Height:	Square Feet: 407		
Permit / Construction History:			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/30/2009	303-09-4B	\$1,300	
Ownership / Sales History:			
			Sale Type:
Date of Sale:	Sale Document:	Purchase Amount:	Land and Improvements
4/14/2019	10862853	\$358,000	Land and Improvements
6/16/2013	10262346	\$342,000	Land and Improvements
4/17/2025	11501282	\$483,000	Land and Improvements
Land Data - Land Item: 1			
Land Class: A-Residential		Land Sub-Class: A-Residential Primary Site	
Pricing / Unit of Measure: Frontage		Acreage: 0.249	
Square Footage: 10,846		Frontage: 41	
Depth: 265		Width:	
Land Value: \$139,400			
Total Improvement Value:			\$214,300
Total Land Value:			\$139,400
Total Assessed Value:			\$353,700

Borrower:		File No.:	5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:	
City: Glendale	State: WI	Zip: 53209	
Lender: Glendale Community Development Department			

NO. 1778 - 9

EXPIRES: 12/14/2025

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Jorge A Barreiro

was granted a license to practice as a

APPRAISER, CERTIFIED RESIDENTIAL

(551)

in the State of Wisconsin in accordance with Wisconsin Law
on the 4th day of January in the year 2010.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Real Estate Appraisers Board

has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services




DPS Secretary

This certificate was printed on the 29th day of November in the year 2023

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		



300 E BROADWAY #172
WAUKESHA, WI 53187
(262) 259-0017
BARREIROASSOCIATES.COM



JORGE A. BARREIRO, SRA, AI-RRS

As the Managing Director of Barreiro & Associates, a comprehensive valuation, consulting, and advisory firm, Mr. Barreiro has been a key player in the real estate industry since 2007. He provides and oversees a wide range of real estate appraisal services for various purposes, including advisory, consulting, acquisition, financing, fractional interests, disposition, litigation, asset review, and condemnation.

Mr. Barreiro's primary objective is to empower clients to make informed decisions by delivering accurate and unbiased valuation services. His extensive client base includes attorneys and law firms, lending institutions, financial companies, mortgage banking firms, secondary lending agencies, and numerous county and state governmental agencies.

He is also qualified to provide expert testimony in court, particularly in areas such as eminent domain, bankruptcy proceedings, and fractional interest valuations, ensuring that clients receive credible and professional support at various trial levels.



Borrower:	File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr	Case No.:
City: Glendale	State: WI Zip: 53209
Lender: Glendale Community Development Department	

JORGE A. BARREIRO, SRA, AI-RRS

300 E Broadway #172 - Waukesha WI 53187

Cell: (262) 993-7388

Email: barreiroj@att.net**QUALIFICATIONS OF THE APPRAISER****EDUCATION****WCTC**

Real Estate Appraisal - 2007

Two/Four Family Appraisals 2007

McKissock Real Estate and Appraisal School

Residential Sales Comparison and Income Approaches – 2009 *

Residential Appraiser Site Valuation and Cost Approach – 2009 *

Residential Market Analysis and Highest & Best Use – 2009 *

Advanced Residential Applications and Case Studies – 2009 *

Residential Report Writing and Case Studies – 2009 *

Issues/Law Changes for Appraisers – 2009 *

Appraisal Subject Matter Electives – 2009 *

Statistics, Modeling and Finance – 2009 *

Uniform Standards of Professional Appraisal Practice – 2009 *

Appraising FHA – 2012 *

Introduction to Green Building for Real Estate Appraisers – 2012 *

Relocation Appraisals – 2012 *

REO and Foreclosures – 2012 *

Residential Appraisal Reviews – 2012 *

Construction Details and Trends – 2012 *

Appraising 2-4 Unit Residences – 2024 *

Appraisal Institute

Residential Site Valuation and Cost Approach – 2013 *

Residential Report Writing and Case Studies – 2013 *

Residential Market Analysis and Highest & Best Use – 2013 *

Residential Sales Comparison and Income Approach – 2014 *

Real Estate Finance Statistics and Valuation Modeling – 2014 *

Business Practices and Ethics – 2014

Advanced Residential Report Writing, Pt. I – 2014

Advanced Residential Report Writing, Pt. II – 2014

Application & Interpretation of Simple Linear Regression – 2015

Complex Litigation Appraisal Case Studies – 2016

The Appraiser as an Expert Witness – 2016

Using Technology to Measure & Support Assignment Results – 2016

Litigation Appraising: Specialized Topics and Applications – 2017

Income Approach for Residential Appraisers – 2017

Condemnation Appraising: Principles and Applications – 2017

* Online - proctored exam required to complete course

Borrower:		File No.: 5834 N River Forest
Property Address: 5834 N River Forest Dr		Case No.:
City: Glendale	State: WI	Zip: 53209
Lender: Glendale Community Development Department		

Appraisal Institute

Valuation by Comparison – 2018
Leadership Development & Advisory Council – 2018
Business Practices and Ethics – 2018
AIWI Annual Appraisal Condemnation Appraisal Symposium – 2018-2024
Leadership Development & Advisory Council – 2019
Review Theory Residential – 2021
If Houses Could Talk – 2021
Business Practices and Ethics – 2021
Leadership Development & Advisory Council – 2022
Rural Area Appraisals – 2022
Advanced Land Valuation: Sound Solutions to Perplexing Problems – 2022
Complex Valuation – 2023
FHA Appraising – Principles and Procedures – 2023
Supporting Appraisal Adjustments-2023
Fractional Interest Valuation – 2024
Zoning-Out: Upzoning Appraising - Using Highest & Best Use Analysis – 2024
Stats, Graphs and Data Science 1 -2025

EXPERIENCE

Managing Director – Barreiro Appraisals, LLC Waukesha WI, 2007 – Present
Fee Appraiser - Advantage Appraisal Services, Oconomowoc WI, 2005 - 2007
Technical Specialist – TDS Metrocom, New Berlin WI, 2003 – 2006
Field Service Manager – Avaya Inc., Brookfield WI, 1998 – 2003
Systems Engineer – AT&T, Waukesha WI, 1995 – 1998

PROFESSIONAL ACCOMPLISHMENTS

WI Certified Residential Appraiser
Certification #1778
FHA Certified Appraiser
U.S. Department of Housing and Urban Development
SRA & AI-RRS Designations
Appraisal Institute
Litigation Development Program
Appraisal Institute
WI Chapter Board Member 2016 to 2023
Appraisal Institute
WI Chapter President 2022
Appraisal Institute
Region III Board Member 2022 to present
Appraisal Institute
Leadership Development and Advisory Council 2019 to 2022
Appraisal Institute
Leadership Development and Advisory Council Discussion Leader – 2023
Appraisal Institute

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into, by and between Nicholas Patrick, hereinafter called SELLER, and the CITY OF GLENDALE, hereinafter called BUYER.

IF ACCEPTED, THIS AGREEMENT CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY AND UNDERSTAND IT BEFORE SIGNING.

DESCRIPTION: The SELLER agrees to sell and the BUYER agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in the City of Glendale, Milwaukee County, Wisconsin.

See Attached Exhibit "A"

**5834 North River Forest Drive, Glendale, Wisconsin
1670247000**

SELLER and BUYER agree that BUYER is purchasing this property solely at the request of the SELLER.

SELLER warrants and represents to BUYER that SELLER has no notice or knowledge of any:

- 1) Planned or commenced public improvements which may result in special assessments to otherwise materially affect the property.
- 2) 2) Government agency or court order requiring repair, alteration, or correction of any existing condition in the land or land interests being acquired except.
- 3) 3) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property being acquired except.

The purchase price of said real estate shall be the sum of **\$310,000**, payable by check at time of closing (less tax proration and other typical adjustments).

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

This contract shall be deemed null and void if SELLER cannot close within 90 days of acceptance by BUYER. BUYER shall have the option to extend this contract beyond the 90 day period upon SELLER's written request.

SELLER shall, upon payment of purchase price, convey the property by Warranty Deed, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances.

Legal possession of property shall be delivered to BUYER on date of closing. SELLER represents that there are no written or verbal leases for possession or use of the property. SELLER shall remove all personal property and leave the property empty.

SPECIAL CONDITIONS:

- (1) SELLER acknowledges that the condition of the property has not significantly changed since the date of the BUYER's appraisal October 16, 2025 and that said property will be maintained by SELLER, in such condition, until the closing takes place.
- (2) SELLER and BUYER agree that the entire responsibility for the property up until closing, shall be that of the SELLER. This Agreement does not relieve the SELLER of any ownership responsibilities for all living units as well as the property and site improvements. SELLER shall be responsible for all maintenance as well as adherence to all safety and health codes and all government, local, state or municipal ordinances, administrative rules and codes that may affect the Property prior to the closing.
- (3) BUYER will choose the title company and prepare all the closing documents and BUYER will pay all applicable closing costs including those costs normally incurred by a SELLER in real estate transactions.

This agreement is binding upon acceptance by BUYER as evidenced by the signature of an authorized representative of BUYER. If this agreement is not accepted by BUYER within 30 days after SELLER's signature, this agreement shall be null and void.

SELLER and BUYER agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, personal representatives, heirs, executors, trustees and administrators.

THE WARRANTIES AND REPRESENTATIONS MADE HEREIN SURVIVE THE CLOSING OF THIS TRANSACTION. SELLER AGREES TO SELL AND CONVEY THE ABOVE-MENTIONED PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

(Seller Name)

(Seller Signature)

(Date)

(Date)

The above agreement is accepted by the **CITY OF GLENDALE**.

BRYAN KENNEDY
Mayor

(Date)

Approved as to form

Exhibit “A”

[LEGAL DESCRIPTION]

Exhibit A

Legal Description for 5834 North River Forest Drive

Parcel Taxkey: 1670247000

Parcel Address:

5834 North River Forest Drive, Glendale WI 53209

Legal Description: ASSESSMENT SUBD #79 SW1/4 SEC 29-8-22E LOT 34 BLK 1

SUBJECT: Daphne Road Storm Sewer Improvement Project Design Engineering Professional Services Agreement

FROM: Charlie Imig, Director of City Services

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: N/A
Budgeted Expenditure: \$20,500
Budgeted Revenue: NA

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND & ANALYSIS: City Staff has received several resident inquiries regarding drainage issues along West Daphne Road in the Clovernook subdivision. Stormwater runoff flows west along W Daphne Road to the Milwaukee River. West of North Elm Tree Road, there are no drainage ditches, and water flows along the south edge of the pavement, causing roadway damage. There is an available storm sewer along West Daphne Road.

The proposed improvements along West Daphne Road include constructing inlets along the south side of the road to drain water away from the road, regrading within the right-of-way to improve drainage, and extending the storm sewer east of North Elm Tree Road (subject to available funding).

Clark Dietz submitted a Professional Services Agreement for \$20,500 to perform design engineering services, including topographic survey along West Daphne Road, preparation of preliminary and final engineering, resident coordination, and bidding services.

The Storm Sewer Fund Budget includes \$300,000 for capital improvements. The scope of the work has not been fully defined, so a concrete estimate is not available. A ballpark estimate for

the improvement is \$100,000.

RECOMMENDATION: Staff recommends approval of Clark Dietz, Inc. Professional Services Agreement for design engineering services for the Daphne Road Storm Sewer Improvement Project, not to exceed \$20,500.

ACTION REQUESTED: Motion to approve Clark Dietz, Inc. Professional Services Agreement for design engineering services for the Daphne Road Storm Sewer Improvement Project, not to exceed \$20,500.

ATTACHMENTS:

PSA Daphne Drainage Improvements

PROFESSIONAL SERVICES AGREEMENT

Project Name ("Project")

DAPHNE ROAD STORM SEWER IMPROVEMENTS

This Agreement is by and between

CITY OF GLENDALE ("CLIENT")

5909 N Milwaukee River Parkway
Glendale WI 53209

and

CLARK DIETZ, INC. ("CLARK DIETZ")

759 N Milwaukee Street, #624
Milwaukee WI 53202

Who agree as follows:

Client hereby engages Clark Dietz to perform the services set forth in PART I - SERVICES BY CLARK DIETZ, and Clark Dietz agrees to perform the Services for the compensation set forth in PART III - COMPENSATION. Clark Dietz shall be authorized to commence the Services upon execution of this Agreement and written or verbal authorization to proceed from Client. Client and Clark Dietz agree that this signature page, together with Parts I - IV and attachments referred to therein, constitute the entire Agreement between them relating to the Project.

Agreed to by Client

By: _____
Karl Warwick

Title: City Administrator

Date: _____

Agreed To By Clark Dietz

By: Emily K. Basalla
Emily Basalla

Title: Senior Vice President

Date: August 26, 2025

PART I
SERVICES BY CLARK DIETZ

A. Project Description

The Project consists of the engineering design and authorization for design engineering services for drainage improvements along W Daphne Road

B. Scope

The work on the project includes the engineering design and preparation of public bidding documents for drainage improvements at several locations along W Daphne Road. Yard inlets at up to four locations will be designed along with grading. Connection will be made to the existing storm sewer along Daphne.

1. Design Services

- a. Perform topographic survey of proposed inlet locations
- b. Prepare construction documents and bid documents for the work.
 - 1) Adaptation of standard specifications to project as necessary.
 - 2) Outreach to residents who have complained to confirm scope of work will address issues/concern.
 - 3) Preparation of a construction cost estimate.
- c. Coordinate the public bidding process including but not limited to:
 - 1) Manage distribution of plan sets and bid documents (bids to be submitted to Director of Public Works)
 - 2) Attend and conduct bid opening
 - 3) Prepare bid tab
 - 4) Prepare a letter of recommendation to award

C. Schedule

The Project will be bid in Spring, 2026.

D. Assumptions/Conditions (if applicable)

This agreement is subject to the following assumptions/conditions:

- 1. This Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Wisconsin.
- 2. Local permits for this project (street cuts, utility relocations, etc.) will be obtained by the Client with information provided by Clark Dietz. All permit fees will be paid by the Client.
- 3. State permits for this project will be obtained by the Client with information provided by Clark Dietz. All permit fees will be paid by the Client.

PART II

CLIENT'S RESPONSIBILITIES

Client shall, at its expense, do the following in a timely manner so as not to delay the Services:

A. Information/Reports

Provide Clark Dietz with reports, studies, site characterizations, regulatory decisions and similar information relating to the Services that Clark Dietz may rely upon without independent verification unless specifically identified as requiring such verification.

B. Representative

Designate a representative for the project who shall have the authority to transmit instructions, receive information, interpret and define Client's requirements and make decisions with respect to the Services. **The Client representative for this Agreement will be Karl Warwick, City Administrator.**

C. Decisions

Provide all criteria and full information as to Client's requirements for the Services and make timely decisions on matters relating to the Services.

PART III COMPENSATION

A. Compensation

1. Compensation to Clark Dietz for services rendered by employees working on the Project in accordance with PART I - SERVICES BY CLARK DIETZ of this Agreement will be at the hourly billing rates shown in the attachment, "Schedule of General Billing Rates".
2. The total compensation authorized by this Agreement will not exceed \$20,500.
3. Payment for expenses incurred directly on behalf of the Project at actual cost to Clark Dietz plus ten percent for administrative costs. Direct project expenses will be as defined in the attachment, "Schedule of Project Related Expenses".
4. Payment for outside consulting and/or professional services performed by a subconsultant will be at actual invoice cost to Clark Dietz plus ten percent for administrative costs. Clark Dietz will obtain written Client approval before authorizing these services.

B. Billing and Payment

1. Timing/Format
 - a. Invoices shall be submitted monthly for Services completed at the time of billing. Invoices shall be considered past due if not paid within 45 calendar days of the date of the invoice. Such invoices shall be prepared in a form supported by documentation required by the Client.
 - b. If the Client fails to make payments within 45 calendar days of the date of invoice or otherwise is in breach of this Agreement, Clark Dietz may suspend performance of services upon seven (7) calendar days' notice to the Client. Clark Dietz shall have no liability to the Client for any costs or damages as a result of suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, Clark Dietz shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Clark Dietz to resume performance.
 - c. Client shall make payments to Clark Dietz using one of the following methods:
 - 1) CLARK DIETZ LOCKBOX:
Clark Dietz, Inc.
125 West Church Street
Champaign, IL 21820
 - 2) ELECTRONIC FUNDS/ACH PAYMENT:
Account Name : Clark Dietz, Inc
Bank Name: Regions
Address: 350 North Water Street
City/State/Zip: Decatur, Il 62523
Account Number: 0138206099
ABA Routing Number: 071122661
 - 3) WIRE TRANSFER (**Wire fees are the responsibility of the sending party*)
Bank Name: Regions Bank
Bank Address: 350 N. Water St.

City/State/Zip: Decatur, IL 62523
ABA/Routing Number: 062005690
Account Title: Clark Dietz, Inc.
Account Address: 125 W. Church St.
City/State/Zip: Champaign, IL 61820-3510
Account Number: 0138206099

2. Billing Records

Clark Dietz shall maintain accounting records of its costs in accordance with generally accepted accounting practices. Access to such records will be provided during normal business hours with reasonable notice during the term of this Agreement and for 3 years after completion.

PART IV STANDARD TERMS AND CONDITIONS

1. **STANDARD OF CARE.** Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the services are performed. No warranty or guarantee, express or implied is provided, including warranties or guarantees contained in any uniform commercial code.
2. **CHANGE OF SCOPE.** The Scope of Services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by Clark Dietz and Client. Clark Dietz will promptly notify Client of any perceived changes of scope in writing and the parties shall negotiate modifications to this Agreement.
3. **DELAYS.** If events beyond the control of Clark Dietz, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of God or the public enemy, and act or regulation of any government agency, result in delay to any schedule established in this Agreement, such schedule shall be extended for a period equal to the delay. In the event such delay increases the cost or time required for Clark Dietz to perform its services, Clark Dietz shall be entitled to an equitable adjustment in compensation and extension of time.
4. **TERMINATION/SUSPENSION.** Either party may terminate this Agreement upon 30 days written notice to the other party in the event of substantial failure by the other party to perform in accordance with its obligations under this Agreement through no fault of the terminating party. Client shall pay Clark Dietz for all Services, including profit relating thereto, rendered prior to termination, plus any expenses of termination.
5. **REUSE OF INSTRUMENTS OF SERVICE.** All reports, drawings, specifications, computer data, field data notes and other documents prepared by Clark Dietz as instruments of service shall remain the property of Clark Dietz. Clark Dietz shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reuse of any instruments of service including electronic media, for any purpose other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written authorization or adaptation by Clark Dietz for the specific purpose intended, shall be at Client's sole risk.
6. **ELECTRONIC MEDIA.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Clark Dietz, the Client agrees that all such electronic files are instruments of service of Clark Dietz, who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.

The Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Client agrees not to transfer these electronic files to others without the prior written consent of Clark Dietz. The Client further agrees that Clark Dietz shall have no responsibility or liability to Client or others for any changes made by anyone other than Clark Dietz or for any reuse of the electronic files without the prior written consent of Clark Dietz.

Any changes to the electronic specifications by either the Client or Clark Dietz are subject to review and acceptance by the other party. If Clark Dietz is required to expend additional effort to incorporate changes to the electronic file specifications made by the Client, these efforts shall be compensated for as Additional Services.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Clark Dietz, its officers, directors, employees and subconsultants (collectively, Clark Dietz) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Clark Dietz or from any use or reuse of the electronic files without the prior written consent of Clark Dietz.

The Client is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by Clark Dietz and electronic files, the signed or sealed hard-copy construction documents shall govern.
7. **OPINIONS OF CONSTRUCTION COST.** Any opinion of construction costs prepared by Clark Dietz is supplied for the general guidance of the Client only. Since Clark Dietz has no control over competitive bidding or market conditions, Clark Dietz cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to Client.
8. **SAFETY.** Clark Dietz specifically disclaims any authority or responsibility for general job site safety and safety of persons other than Clark Dietz employees.
9. **RELATIONSHIP WITH CONTRACTORS.** Clark Dietz shall serve as Client's professional representative for the services and may make recommendations to Client concerning actions relating to Client's contractors. Clark Dietz specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by Client's contractors.
10. **THIRD PARTY CLAIMS.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Clark Dietz. Clark Dietz's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against Clark Dietz because of this Agreement or the performance or

nonperformance of services hereunder. The Client and Clark Dietz agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

11. **MODIFICATION.** This Agreement, upon execution by both parties hereto, can be modified only by a written instrument signed by both parties.

12. **PROPRIETARY INFORMATION.** Information relating to the Project, unless in the public domain, shall be kept confidential by Clark Dietz and shall not be made available to third parties without written consent of Client, unless so required by court order.

13. **INSURANCE.** Clark Dietz will maintain insurance coverage for Professional, Comprehensive General, Automobile, Worker's Compensation and Employer's Liability in amounts in accordance with legal, and Clark Dietz business requirements. Certificates evidencing such coverage will be provided to Client upon request. For projects involving construction, Client agrees to require its construction contractor, if any, to include Clark Dietz as an additional insured on its commercial general liability policy relating to the Project, and such coverages shall be primary.

14. **INDEMNITIES.** Clark Dietz agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees against all damages, liabilities or costs, to the extent caused by Clark Dietz' negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Clark Dietz is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Clark Dietz, its officers, directors, employees and subconsultants against all damages, liabilities or costs, to the extent caused by the Client's negligent acts in connection with the Project and that of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.

Neither the Client nor Clark Dietz shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

15. **LIMITATIONS OF LIABILITY.** In recognition of the relative risks and benefits of the Project to both the Client and Clark Dietz, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Clark Dietz and their officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of Clark Dietz and their officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed Clark Dietz's total fee for services rendered on this Project, or \$100,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

16. **CONSEQUENTIAL DAMAGES.** Notwithstanding any other provision of this agreement, and to the fullest extent permitted by law, neither the Client nor Clark Dietz, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and Clark Dietz shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

17. **ACCESS.** Client shall provide Clark Dietz safe access to the project site necessary for the performance of the services.

18. **ASSIGNMENT.** The rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and insure to the benefit of any permitted assigns.

19. **HAZARDOUS MATERIALS.** Clark Dietz and Clark Dietz' consultants shall have no responsibility for discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. If required by law, the client shall accomplish all necessary inspections and testing to determine the type and extent, if any, of hazardous materials at the project site. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the Client to advise Clark Dietz (in writing) of any known or suspected hazardous materials. Removal and proper disposal of all hazardous materials shall be the responsibility of the Client.

20. **REMODELING AND RENOVATION.** For Clark Dietz' services provided to assist the Client in making changes to an existing facility, the Client shall furnish documentation and information upon which Clark Dietz may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by the Client, Clark Dietz shall not be required to perform or have others perform destructive testing or to investigate concealed or unknown conditions. The Client shall indemnify and hold harmless Clark Dietz, Clark Dietz' consultants, and their employees from and against claims, damages, losses and expenses which arise as a result of documentation and information furnished by the Client.

21. **CLIENT'S CONSULTANTS.** Contracts between the Client and other consultants retained by Client for the Project shall require the consultants to coordinate their drawings and other instruments of service with those of Clark Dietz and to advise Clark Dietz of any potential conflict. Clark Dietz shall have no responsibility for the components of the project designed by the Client's consultants.

22. NO WAIVER. No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate another section of this Agreement or operate as a waiver of any future default, whether like or different in character.
23. SEVERABILITY. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.
24. STATUTE OF LIMITATION. To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one year after Project Completion.
25. DISPUTE RESOLUTION. In the event of a dispute arising out of or relating to this Agreement or the services to be rendered hereunder, Clark Dietz and the Client agree to attempt to resolve such disputes in the following manner: First, the parties agree to attempt to resolve such disputes through direct negotiations between the appropriate representatives of each party. Second, if such negotiations are not fully successful, the parties agree to attempt to resolve any remaining dispute by formal nonbinding mediation conducted in accordance with rules and procedures to be agreed upon by the parties.

SUBJECT: 2026-31 Landscape Services Five-Year Request for Proposal

FROM: Charlie Imig, Director of City Services

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary:	General Fund /TIF 8
Budgeted Expenditure:	\$192,525/\$24,275
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

At the November 24, 2025 meeting, the Council approved higher costs for additional landscape maintenance services to provide DPW staff with additional operational time for other essential services. Currently, the City is nearing the conclusion of a three-year contract with Villani Landshapers Lawn & Landscape Maintenance, Inc. This agreement will expire on March 14, 2026. Since Villani Landshapers has performed very well for the City and has kept the costs level for the first three years of the five-year contract, Staff feels very well positioned to continue with their services. Additionally, there are several Glendale residents that work for this company in supervisory roles, which has resulted in a higher standard of care and rapid response for any subsequent follow-up.

RECOMMENDATION:

Staff recommends approving the five-year proposal with Villani Landshapers Lawn & Landscape Maintenance, Inc. in the amount of \$216,800.00 for each of the 2026 through 2028 years and \$225,00.00 for years 2029 and 2031 at a less than 4 percent increase.

ACTION REQUESTED:

Motion to accept the five-year proposal with Villani Landshapers Lawn & Landscape Maintenance, Inc. in the amount of \$216,800.00 for 2026 through 2028 and \$225,000.00 for 2029 and 2031 at a less than 4 percent increase.

ATTACHMENTS:

1. Villani Landshapers Lawn & Landscape Maintenance, Inc. 2026-2031 Proposal

Proposal No. 252813

Prepared for
Charles Imig

By
Mark Schiesel



City of Glendale Maintenance 26-31

5909 N Milwaukee River Parkway
 Glendale, WI

Maintenance Services

1 Visit - Spring Cleanup

Performed in early spring as weather allows typically late March through April.
 Remove winter debris (branches, garbage, etc.,) and leaf accumulations from turf areas, planting beds, and paved surfaces.
 Blow paved surfaces such as sidewalks and driveways to clear debris. Services do not include blowing off parking lots, roadways, and curb lines.
 Cutback ornamental grasses and perennials left standing for winter interest.
 Prune deciduous shrubs such as spirea, potentilla, sumac, diervilla, and hydrangea to deadhead and/or reduce in size. Prune roses to reduce in size and remove deadwood. Prune winter damage in evergreens and shrubs. If there is an excessive amount of winter damage in evergreens and shrubs, it will be brought up to your attention before work would be completed.
 Remove minor clumps of turf or replace displaced turf from snow removal services.

24 Visits - Fine Turf Mowing

Lawn areas will be mowed in a distinctive pattern and line trimmed on a 7 to 10-day rotation, weather dependent. Areas around trees rings, bed edges, posts, and fire hydrants will be line trimmed as needed. Mowing visits may be skipped during times when dry conditions persist.
 Debris on lawn areas will be removed prior to mowing. Excess grass clippings will be blown from paved and planting areas. Collection or bagging of grass clippings can be performed for an additional fee. This proposal includes up to the number of visits specified. If additional mowing visits are necessary, your client service representative will be in contact as early as possible. If fine turf is growing faster than Villani Landshapers can maintain a quality aesthetic appearance due to weather or extra lawn care applications, additional mow visits may be required. Any double cutting of turf areas to establish a well-maintained appearance will be subtracted and counted as part of your contract frequencies. For per service contracts, double cutting will be counted and billed as two visits.

24 Visits - Bed Care

Hand weed and/or apply liquid herbicide to landscape beds, tree rings, paved surfaces, and refuse areas. This proposal includes up to the number of visits specified in your proposal. If additional visits are required above those budgeted for the season, it will be brought to your attention by your client service representative prior to work being completed.

8 Visits - Horticultural Services

Bio -Swale Maintenance to include:

Spring Cleanup prune and winter debris removal

Fall Cleanup cutback and removal

Monthly maintenance and selective herbicide applications as needed June-September

2 Visits - Fall Cleanup

Remove leaves and debris from turf, planting beds, parking lot curb lines, and sidewalks. Cut back perennials. Some perennials and ornamental grasses will be left standing for winter interest. A discussion with your client service representative can outline which plants can be left standing. Remove summer annuals or fall mums that were installed by Landshapers. Flowers in pots or beds that were not installed by Landshapers will not be removed. Mow fine turf areas short for winter. Cut back certain shrubs to reduce in size and to shape (i.e., spirea, diervilla, and sumac). This may also be completed during spring clean up. Remove all debris from site. Note: If service is interrupted due to early snowfall, a partial clean up may only be performed or the service may not be completed. Service would then resume in spring of the following season. No refunds will be given since services will be completed the following season. Several species of trees hold their leaves beyond the cleanup season and will need to be cleaned up in spring.

16 Visits - Portering Service

Remove all debris/litter in turf areas and planting beds December 1-March 31st

This service is being performed weekly April - Through November during the weekly maintenance visits

Lawn Care Program

1 Visit - Lawn Care Round 2

Late Spring/Early Summer Visit

Application includes complete controlled-release fertilizer (46-0-0) plus broadleaf weed control.

1 Visit - Lawn Care Round 4

Fall Visit

Application includes complete controlled-release fertilizer (46-0-0) plus broadleaf weed control.

Pruning and Shaping Program

2 Visits - Trim Shape Services

Services occur May through September based on the number of frequencies included in your program. Prune deciduous shrubs and evergreens to shape and remove seasonal growth. Prune small deciduous/ornamental trees under fifteen (15) feet to remove lower trunk suckers, water sprouts, and limbs that may be a clearance hazard, including those that obstruct our crew from performing mowing services. Flowering shrubs, such as spirea, will be sheared one time after blooming. Shrubs that set flower buds for the next season (i.e., lilacs and viburnums) will only be sheared after blooming. Formal hedges (i.e., yews and boxwood) will be sheared to remove seasonal growth and maintain a uniform height and width. Mature trees and evergreens such as junipers and arborvitae, are not included in the pruning program.

Bed Revitalization

1 Visit - Bed Edging

Hand or mechanically edge landscape beds and tree rings approximately 2-3" deep to define a clean, crisp edge. Remove all debris from site.

1 Visit - Mulch Installation

Mulch Installation - Brown Enviro Furnish and spread brown enviro mulch to top dress beds and tree rings and to help prevent the germination of weed seeds. An annual topdressing includes 1" of new mulch. Edging of beds and tree rings is not included. *If mulching is completed on an annual basis, removal of excessive buildup may be recommended prior to installing new mulch. Removing excessive mulch will help improve the overall health of plant material and be more aesthetically pleasing. This service would be proposed separately.

MULCH NOT TO BE INSTALLED UNTIL SPRING OF 2028

Villani Landshapers will not be responsible for the wellbeing of plant material after installation if Villani Landshapers does not provide an ongoing care program through the growing season. A care program can be bid separately.

1 Visit - Summer Flower Install

Furnish and install colorful summer displays in designated areas to provide season-long color and interest. Cultivate beds to the appropriate depth. Add soil amendments prior to planting. Water displays the day of installation. Ongoing watering is not included.

Additional Notes:

2027 season -\$216,800.00
2028 season -\$216,800.00
2029 season -\$225,000.00
2030 season -\$225,000.00

Total All Services:	\$216,800.00
Sales Tax:	\$0.00
Total:	\$216,800.00
12 Monthly Payments of:	\$18,066.67

Dates of Service:

This contract is for the period beginning on 4/1/2026 and ending on 3/31/2031.

TERMS AND CONDITIONS

- Services.** Villani Landshapers Lawn & Landscape Maintenance Inc. ("Villani") as an independent contractor will supply labor, supervision, materials and equipment to perform the Services identified in the Scope of Services, pursuant to the terms and conditions of this Contract. Villani will control the means, methods, techniques, sequences and schedule of Services. Villani may employ laborers and independent contractors to perform the Services. During the Season, Villani may change the day or time of any Services, including the date for mowing and trimming, either temporarily or permanently, in its discretion.
- Scheduling.** Customer understands that property and weather conditions (such as saturated soils, low and freezing temperatures, high heat or humidity, rainfall, or other storm events) may prevent or delay performance of the Services, in whole or in part, within the time periods identified and that in the event Villani determines, in its discretion, that weather conditions present unsatisfactory or unsafe working conditions or risk of damage to Customer's property, Villani may delay performance of the Services, in whole or in part.
- Extent of Services.** If the Services are provided on a threshold or seasonal basis, Customer agrees that it has reviewed the respective thresholds for the Services and determined that such level of Services is appropriate for the maintenance of the property and the appearance desired by Customer. Villani makes no representation and disclaims all warranties (express or implied) with respect to the appropriateness of the level of Services and any thresholds thereof.
- Changes.** If Customer requests or directs an extra, additional or change in Services, Customer will be responsible for additional charges on a time and materials basis at Villani's standard time and material rate, which requests may be documented by email.

TIME & MATERIAL RATES	
Maintenance Services:	\$60.00 per Hour
Lawn Care Services:	\$70.00 per Hour
Debris:	\$35.00 per Cubic Yard
Materials:	Bid Separately per Item

- Disclaimer.** Villani makes no representation and disclaims any and all guarantees or warranties (express or implied) with respect to any Services or materials supplied. Customer understands that fertilization does not guarantee lawn growth and herbicides are not completely effective and weed growth may still occur. Villani will not be responsible for any damage or contamination resulting from herbicides or fertilizers or other materials applied to the Property, including damage to adjacent areas or subject to runoff. Villani will not be responsible for any damage resulting from mechanical damage, weather, storms, runoff, erosion, flooding, standing water, or any act of God. Villani will use reasonable efforts to avoid damage to the Property, however, in no event will Villani be responsible or liable for damages to anything located within, or caused by anything located within, mowed lawn areas, including debris discharged from mowers or damage to sprinkler heads or raised landscaping items.
- Site Protection.** Customer must keep areas where the Services will be performed free and clear of all debris, items, pets, people, or obstructions to allow the safe and efficient performance of the Services. If Villani is unable to perform or is called back to perform Services, Customer will be responsible for extra trip and labor charges.
- Damage.** Customer must provide written notice of any property damage or personal injury alleged to have been caused by Villani within 24 hours of Villani's performance of Services. Notwithstanding anything herein to the contrary, Villani will have no obligation, and the Customer waives any damages for any property damage not timely and properly reported.
- Satisfactory Services.** All Services shall be deemed fully and satisfactorily performed unless Customer provides written notice to Villani of any deficiency, defect, or any other problem or concern with respect to the quality or sufficiency of the Services as performed, within 24 hours of the date of such Services at the Property. In the event such written notice is not given within the time provided, all such claims shall be deemed waived and Customer shall not withhold or deny any payment due under this Contract on the basis of any claim for deficient, defective, or any otherwise unsatisfactory Services.
- Payment.** Villani will invoice Customer for the Price upon the terms identified in this Contract. Invoices are due net 30 days from the date of invoice. All accounts past due will incur interest at a rate of 1.5% monthly, until paid. Villani shall be entitled to recover all costs, including reasonable attorney's fees, incurred to collect any amount due Villani, enforce this Contract, or in the successful defense of any claim against Villani. If Customer fails or refuses to make any payment when due, Villani may cease performing further Services until all past due balances are paid in full, plus any accrued interest and costs of collection. Applicable sales tax will be added to all invoicing.
- Indemnity.** Customer agrees to indemnify, defend and hold harmless Villani, and its subcontractors, officers, employees, directors, representatives and agents (each, an "Indemnified Party"), from and against any and all claims, losses, fines, liabilities, damages, costs or expenses suffered, sustained, incurred or required to be paid by any such Indemnified Party due to, based upon, arising out of, any acts or omissions by Customer, its employees, agents, representatives and customers. Customer's indemnity obligations shall exclude property damage or physical injury caused directly by Villani that occurs while Villani personnel are physically at the Project Location. This paragraph shall survive any termination of the Contract.
- Villani Insurance.** Villani will maintain insurance, and upon request provide Customer with a certificate of insurance, the following: Comprehensive General Liability of \$1,000,000 Per Occurrence and \$2,000,000 Aggregate; Automobile Liability of \$1,000,000 Combined Single Limit and Workers Compensation at or exceeding statutory limits.
- Customer Insurance.** Customer shall keep the property upon which the Services are performed insured by property and liability insurance for the full cost of replacement providing a waiver of subrogation in favor of Villani. Customer waives all claims or causes of action against Villani for any loss insured under such required insurance. In the event of loss insured by such insurance Owner shall submit and diligently pursue a claim. If Customer fails to obtain or maintain insurance as provided above, Customer assumes all liability for losses that would be covered by such insurance.

13. Termination By Villani. Upon 5 days written notice to Customer, Villani may terminate this Contract if the Customer fails to make any payment when due or Customer materially breaches this Contract. Upon such termination, Villani shall be entitled to payment for Services performed to date of termination and its estimated overhead and profit for the Contract in an amount equal to 10% of the remaining Price, and any other direct, consequential or incidental damages sustained as a result of Customer's breach.
14. Termination for Convenience. Villani or Customer may terminate this Contract for its convenience at any time, and without cause, upon forty-five (45) days' written notice. Upon expiration of such forty-five (45) days, this Contract shall be terminated. In the event of such termination, Villani shall be entitled to receive payment for Services performed up to the date of such termination.
15. Consequential Damages. Customer waives claims against Villani for consequential damages arising out of or relating to this Contract, including damages incurred by the Customer for rental expenses, loss of use, income, profit, financing, business and reputation. This waiver includes any of Customer's consequential damages due to either party's termination of this Contract, except as otherwise expressly provided herein.
16. Marketing Materials. Customer agrees to permit and allow Villani to take and use photographs of Customer's property and the areas where the Services are performed for use the in public domain, including Villani's advertising and marketing purposes.
17. Interpretation. This Contract constitutes the entire agreement of the parties for the Services to be performed at the Project Location(s). No prior negotiations, statements, arrangements, warranty, or understanding, oral or written, express or implied, will be recognized unless it is stated in, or otherwise required by, this Contract. All matters relating to validity, performance or interpretation of this Contract shall be governed by Wisconsin law. If any portion of this Contract is found to be unenforceable, then, to the greatest extent possible, the remainder of the Contract shall remain in full force and effect, and binding on the parties. Titles of Sections in this Contract may not be used to limit their interpretation, scope of duties or obligations. Plural tense shall include the singular and singular shall include the plural tense throughout this Contract. This Contract is binding on and inures to the benefit of the parties and their heirs, successors and assigns. This Contract shall not be amended except in writing executed by both parties. The course of conduct of the parties shall not operate as a subsequent waiver of Contract requirements thereafter.
18. NOTICE OF LIEN RIGHTS: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.
19. Acceptance. Customer represents that it owns the property and has the necessary financial resources to fulfill Customer's obligations under this Contract and the legal authority to execute this Contract. If Customer is a tenant or property management company, Customer represents that it has authority as agent for the owner of the property to enter into this agreement and Villani may look to owner or Customer for payment. A facsimile, e-mail or scanned signature will be as binding as an original signature for purposes of execution of this Contract, any notice, or to authorize any changes.

Note: Villani reserves the right to re-bid any proposal not accepted within 30 days of the date listed above.
Customer hereby acknowledges that it has read and accepts this Contract, in full, and authorizes Villani to perform the Services identified herein.

Authorized Signature: _____ Date: _____

Name/Title: _____



Villani Landshapers Lawn & Landscape Maintenance Inc.

Authorized Signature: _____ Date: _____

Name/Title: _____

SUBJECT: Adopting the Official Annual Schedule and Hours for Trick-or-Treating Activities in the City of Glendale

FROM: Karl Warwick, City Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: N/A

Budgeted Expenditure: N/A

Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A

Municipal Code: N/A

BACKGROUND & ANALYSIS: Halloween trick-or-treating is scheduled in Glendale and most Milwaukee County communities, the Sunday before Halloween, from 1:00 to 4:00 PM. Several discussions have taken place this past year to modify the trick-or-treating schedule to align with Halloween. The enclosed Resolution, if adopted, would change the schedule for occasions on which Halloween falls on a Saturday; trick-or-treating would then occur on that Saturday from 1:00 to 4:00 PM.

Friday could be another exception; however, that would require a time change from 4:00 to 7:00 PM. To keep the time the same, I did not include this change. If the Council wants to include Friday, it is recommended that the Friday and Saturday hours be 4:00 to 7:00, as Halloween falls on a Saturday in 2026.

I could not locate approval for the hours required for this Resolution to establish them.

RECOMMENDATION: Consider approval of the enclosed Resolution, establishing Halloween trick-or-treating hours.

ACTION REQUESTED: Consider approval of the enclosed Resolution, establishing Halloween trick-or-treating hours.

ATTACHMENTS:

Resolution Adopting Trick or Treat Hours

RESOLUTION NO. 26-01

RESOLUTION ADOPTING THE OFFICIAL ANNUAL SCHEDULE AND HOURS FOR TRICK-OR-TREATING ACTIVITIES

WHEREAS, the Common Council of the City of Glendale seeks to provide a consistent and predictable schedule for Halloween trick-or-treating activities to ensure the safety and convenience of residents, law enforcement, and participants; and

WHEREAS, designating specific weekend hours for these festivities promotes a family-friendly environment and minimizes the impact on mid-week school and work schedules;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Glendale that:

1. Official Date: The official day for trick-or-treating activities within the City of Glendale shall be the Sunday immediately preceding October 31.
2. Saturday Exception: Notwithstanding Section 1, in years when Halloween (October 31) falls on a Saturday, the official day for trick-or-treating activities shall be Saturday, October 31.
3. Designated Hours: Trick-or-treating shall be held between 1:00 PM and 4:00 PM on the selected date.
4. Public Notification: The City is authorized to post this schedule on the Official City of Glendale Website and social media channels annually to inform the public.
5. Effective Date: This resolution shall take effect immediately upon its passage and shall remain in effect for all subsequent years until amended or rescinded.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this ____ day of _____, 2026.

CITY OF GLENDALE

Bryan Kennedy, Mayor

Countersigned:

Marcy Granger, City Clerk

SUBJECT: Amending Title 8, Chapter 1, Section 9 – Human health hazard/public nuisance. (c)(17) and Title 15, Chapter 1, Section 55 – Grease interceptor

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: January 12th, 2026 Common Council Agenda

MEETING DATE: January 12, 2026

FISCAL SUMMARY:

Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: 8.1.9 & 15.1.55

BACKGROUND & ANALYSIS: To maintain best practices, staff have updated sections of the City Code in 8.1.9 on the disposal of fats, oils, and greases. Through this ordinance update, the City would prohibit the disposal of any fats, oils, and grease in the City's sanitary sewer system. This is consistent with the Milwaukee Metropolitan Sewerage District's practice.

Disposal of materials into toilet facilities and sanitary sewers. No person shall cause or allow materials to be placed in or disposed of through toilets or into the sanitary sewer system except for human waste, food scraps, and soluble toilet paper. Paper towels, cleaning wipes, fabric wipes, cloths, sanitized wipes, and packaged wipes of any nature, whether labeled as "flushable" or otherwise designated as fit for disposal in toilets or into sanitary sewers, are specifically prohibited by this section. It is further prohibited to place or dispose of **any amount of** fats, oils, and grease, including but not limited to butter, cooking oils, fry oil, and grease and oil residuals from cooking or processing foods, except through an approved grease trap.

Title 15, Chapter 1, Section 55 – Grease interceptor requires an annual inspection of all grease

traps by the City. The City has not met this requirement for some time. As part of this update, the staff is proposing an update to the ordinance to require each structure with a grease trap to have an inspection made annually by an independent certified plumbing inspector. The results would then be sent to the City. The current ordinance requires the City's plumbing inspector to perform the inspection.

As part of this, each business would hire a plumbing inspector to perform the inspection. The City would annually contract with a firm for around \$800 to send notifications to all businesses, ensure compliance with the requirements, and follow up if those requirements are not met. The permit fee remains \$75.00. There are approximately 75 restaurants in Glendale, but not all of them have grease traps.

RECOMMENDATION: To approve Ordinance 2026-01-02 - Amending 8.1.9 and 15.1.55 of the Glendale Code of Ordinances.

ACTION REQUESTED: Motion to approve Ordinance 2026-01-02 - Amending 8.1.9 and 15.1.55 of the Glendale Code of Ordinances.

ATTACHMENTS:

Ordinance 2026 - Amendment to Grease Interceptors, Glendale FOG Updates

ORDINANCE NO. 2026-

An Ordinance Amending Sections 15.1.55 and 8.1.9(c)(17) of the Code of Ordinances of the City of Glendale Pertaining to Conditions of Licenses of Fermented Malt Beverages and Intoxicating Liquor

The Mayor and the Common Council of the City of Glendale, Milwaukee County, Wisconsin, do herewith ordain as follows, to-wit:

SECTION 1

That Title 15, Chapter 1, Section 55 – Grease interceptor. is repealed and recreated as follows:

- (a) *Grease interceptor permit required.* Any property owner, or property owner's agent or lessee, who is required by SMS 382.34, or any amendment thereto, to install and maintain a grease interceptor, shall obtain an annual grease interceptor permit from the city.
- (b) *Application.* Application for a permit shall be made on forms provided by the city, disclosing therein the following:
 - (1) The name(s) and telephone number(s) of the person(s) responsible for the maintenance of the grease interceptor;
 - (2) The means by which the captured material is to be disposed;
 - (3) The name of the waste disposal firm contracted to dispose of the captured material; and
 - (4) The record of captured material disposal dates during the previous permit period.
 - (5) Record of a grease trap inspection by a certified plumbing inspector within the past 90 days. The inspection shall confirm that the grease trap is functioning. Any deficiencies shall be identified by the inspector along with a recommended repair. The owner shall provide a schedule for any repairs and provide documentation upon completion.
- (c) *Inspection.* Upon receipt of an application, the city may make, or may cause to be made, an inspection of the grease interceptor to assure that the permitted premises and the grease interceptor are in compliance with SPS 382.34 of the Wis. Admin. Code. Inspections may be made at least once annually, and at such other times as the city shall deem necessary.
- (d) *Fee.* The applicant shall pay an investigation and compliance fee to cover the city's cost of administering this compliance program. This fee relates solely to the inspection and monitoring described in this section, and is separate from all other fees charged by the sewer commission. The annual fee shall be paid at the time the applicant makes application and shall be \$75.00 if the inspection service is performed by City of

Glendale, or the exact cost to the city per inspection in the event such inspections are performed by contract with an independent contractor inspection service.

- (e) *Expiration; renewal; transfer.* Annual grease interceptor permits shall expire on December 31st every year. Renewals shall be handled in the same manner as original applications. Permits issued under this section are personal and may not be transferred.
- (f) *Revocation of permit.* Permits issued under this section may be revoked, or withheld, by the city whenever the city determines that the permit holder has violated any provision of SPS 382 Wisc. Admin. Code, including but not limited to allowing deleterious waste material to be introduced into the city sewer. Continued operation under a revoked permit shall constitute a violation of section [1.1.7](#) of the Glendale Code of Ordinances.
- (g) *Appeals.* Appeals from any order or decision of the city under this section shall be made to the board of appeals of the City of Glendale within 20 days of the order or decision.
- (h) *Penalty.* Any person, firm or corporation who shall violate the provisions of this section shall be subject to the penalty provided in section [1.1.7](#) of the Glendale Code of Ordinances.

SECTION 2

That Title 8, Chapter 1, Section 9 – Human health hazard/public nuisance. (c)(17) is repealed and recreated as follows:

(17) Disposal of materials into toilet facilities and sanitary sewers. No person shall cause or allow materials to be placed in or disposed of through toilets or into the sanitary sewer system excepting human waste, food scraps, and soluble toilet papers. Paper towels, cleaning wipes, fabric wipes, cloths, sanitized wipes, and packaged wipes of any nature, whether labeled as "flushable" or otherwise designated as fit for disposal in toilets or into sanitary sewers, are specifically prohibited by this section. It is further prohibited to place or dispose any amount of fats, oils, and grease, including but not limited to butter, cooking oils, fry oil and grease and oil residuals from cooking or processing foods, excepting through an approved grease trap.

SECTION 3

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby to that extent repealed.

SECTION 4

This Ordinance shall take effect upon passage and publication as provided by law, and the City Clerk shall so amend the Code of Ordinances of the City of Glendale. The Clerk shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this 12th day of January, 2026.

Countersigned:

Bryan Kennedy, Mayor

Marcy Granger, City Clerk

Glendale FOG Updates

- **15.1.55 - Grease interceptor.**

(a) *Grease interceptor permit required.* Any property owner, or property owner's agent or lessee, who is required by SMS 382.34, or any amendment thereto, to install and maintain a grease interceptor, shall obtain an annual grease interceptor permit from the city.

(b) *Application.* Application for a permit shall be made on forms provided by the city, disclosing therein the following:

(1) The name(s) and telephone number(s) of the person(s) responsible for the maintenance of the grease interceptor;

(2) The means by which the captured material is to be disposed;

(3) The name of the waste disposal firm contracted to dispose of the captured material; and

(4) The record of captured material disposal dates during the previous permit period.

(4)(5) Record of a grease trap inspection by a certified plumbing inspector within the past 90 days. The inspection shall confirm that the grease trap is functioning. Any deficiencies shall be identified by the inspector along with a recommended repair. The owner shall provide a schedule for any repairs and provide documentation upon completion.

(c) *Inspection.* Upon receipt of an application, the city ~~shall~~may make, or ~~shall~~may cause to be made, an inspection of the grease interceptor to assure that the permitted premises and the grease interceptor are in compliance with SPS 382.34 of the Wis. Admin. Code. Inspections ~~shall~~may be made at least once annually, and at such other times as the city shall deem necessary.

(d) *Fee.* The applicant shall pay an investigation and compliance fee to cover the city's cost of administrating this compliance program. This fee relates solely to the inspection and monitoring described in this section, and is separate from all other fees charged by the sewer commission. The annual fee shall be paid at the time the applicant makes application and shall be **\$75.00** if the inspection service is performed by City of Glendale, or the exact cost to the city per inspection in the event such inspections are performed by contract with an independent contractor inspection service.

(e) *Expiration; renewal; transfer.* Annual grease interceptor permits shall expire on December 31st every year. Renewals shall be handled in the same manner as original applications. Permits issued under this section are personal and may not be transferred.

- (f) *Revocation of permit.* Permits issued under this section may be revoked, or withheld, by the city whenever the city determines that the permit holder has violated any provision of SPS 382 Wisc. Admin. Code, including but not limited to allowing deleterious waste material to be introduced into the city sewer. Continued operation under a revoked permit shall constitute a violation of section [1.1.7](#) of the Glendale Code of Ordinances.
- (g) *Appeals.* Appeals from any order or decision of the city under this section shall be made to the board of appeals of the City of Glendale within 20 days of the order or decision.
- (h) *Penalty.* Any person, firm or corporation who shall violate the provisions of this section shall be subject to the penalty provided in section [1.1.7](#) of the Glendale Code of Ordinances.

(next page)

8.1.9 - Human health hazard/public nuisance.

- (a) *Human health hazard/public health nuisances prohibited.* No person shall erect, construct, cause, continue, maintain, or permit any human health hazard/public health nuisance within the city/village. Any person who shall in any way, aid, or contribute to the causing, creating, or maintenance thereof shall be guilty of a violation of this section, and shall be liable for all costs and expenses attendant upon the removal and correction of such human hazard/public nuisance and to the penalty provided in section [8.1.17](#).
- (b) *Responsibility of property owner.* It shall be the responsibility of the property owner to maintain such owner's property in a hazard-free manner and also to be responsible for the abatement and/or correction of any human health hazard/public nuisance that has been determined to exist on their property.
- (c) *Human health hazard enumerated.* Specifically, but not limited by enumeration, the following are human health hazards if determined to meet the human health hazard definition.

....

- (17) *Disposal of materials into toilet facilities and sanitary sewers.* No person shall cause or allow materials to be placed in or disposed of through toilets or into the sanitary sewer system excepting human waste, food scraps, and soluble toilet papers. Paper towels, cleaning wipes, fabric wipes, cloths, sanitized wipes, and packaged wipes of any nature, whether labeled as "flushable" or otherwise designated as fit for disposal in toilets or into sanitary sewers, are specifically prohibited by this section. It is further prohibited to place or dispose of ~~an excessive amount of~~ fats, oils, and grease, including but not limited to butter, cooking oils, fry oil and grease and oil residuals from cooking or processing foods, excepting through an approved grease trap.