

CITY OF MILWAUKEE

Form CA-43

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Assistant City Attorneys

November 25, 2002

Ms. Kathleen M. Marquardt
Staff Assistant
City Clerk's Office
City Hall, Room 205

Re: File Numbers 021168, 021169

Dear Ms. Marquardt:

The persons described in Exhibit A have submitted requests to the Common Council for the vacation of the City's *In Rem* Judgment regarding the properties described therein. You have requested a report concerning these requests.

Our position is that the City took all steps required of it under law to foreclose against the properties at issue. Those steps included allowing the property owners a statutory right of redemption which right was not exercised. Due to the failure to redeem, the City foreclosed against the parcels, and thereby acquired fee simple title foreclosing any interest which the former owners had in the parcels.

Under City Ordinance sec. 304-49-6-c-6, when a timely request for vacation is submitted to the City the final determination with respect to whether property should be returned to the former owner is to be made by the Common Council. If the Common Council so grants approval, the City Attorney's Office may enter into a stipulation providing for all City and County taxes, assessments and charges (including: interest and penalties through the date of the order to vacate the *In Rem*


Kathleen Marquardt
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judgment; administrative and overhead costs of the City Treasurer's Office, the City Attorney's Office, and the Department of City Development; and the cost of repairs made to the property by the City subsequent to the date of the entry of the *In Rem* judgment) to be paid by cash or cashier's check to the City Treasurer's Office. Payment must be made within 45 days of the date of the resolution of the Common Council approving the return. See, City Ordinance secs. 304-49-6-c-6 through c-9.


In light of the above, and concerning the particular properties at issue, SO LONG AS THE WRITTEN REQUESTS FOR VACATION WERE SUBMITTED TO THE CITY WITHIN 45 DAYS OF THE RESPECTIVE *IN REM* FORECLOSURE JUDGMENT, this office has no objection to the Common Council and/or the Judiciary and Legislation Committee, in its or their discretion, determining that the parcels should be returned to the former owners in accordance with the above-referenced ordinance.

Please call if you have questions or comments.

Very truly yours,



GRANT F. LANGLEY
City Attorney



BEVERLY A. TEMPLE
Assistant City Attorney

BAT:enm
Enc.

60762

c: Ronald D. Leonhardt, City Clerk

EXHIBIT A

- | | | |
|----|------------------------------|---|
| 1. | File No. | 021168 |
| | Requestor: | James Hightower |
| | Parcel Address: | 2845-47 North 24 th Place |
| | Tax Key No. | 310-2507-6 |
| | Foreclosure Action: | 2002, No. 3 In Rem
Case No. 02-CV-006239 |
| | Date of City Acquisition: | 11/4/02 |
| | Date of Requestor's Request: | Acq. plus 45 days = 12/19/02
11/18/02 |
| 2. | File No. | 021169 |
| | Requestor: | Ricardo D. McKenzie |
| | Parcel Address: | 4545 North 39 th Street |
| | Tax Key No. | 229-1507-4 |
| | Foreclosure Action: | 2002, No. 3 In Rem
Case No. 02-CV-006239 |
| | Date of City Acquisition: | 11/4/02 |
| | Date of Requestor's Request: | Acq. plus 45 days = 12/19/02
11/18/02 |