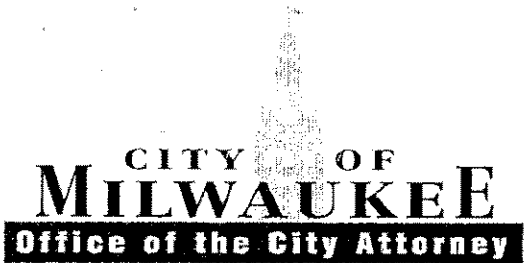


GRANT F. LANGLEY
City Attorney

RUDOLPH M. KONRAD
LINDA BLISS BURKE
VINCENT D. MOSCHELLA
Deputy City Attorneys



THOMAS O. GARTNER
BRUCE D. SCHRIMPF
ROXANE L. CRAWFORD
SUSAN D. BICKERT
STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA F. HOUREN
JOHN J. HEINEN
MICHAEL G. TOBIN
DAVID J. STANOSZ
SUSAN E. LAPPEN
JAN A. SMOKOWICZ
PATRICIA A. FRICKER
HEIDI WICK SPOERL
KURT A. BEHLING
GREGG C. HAGOPIAN
ELLEN H. TANGEN
MELANIE R. SWANK
JAY A. UNORA
DONALD L. SCHRIEFER
EDWARD M. EHRLICH
LEONARD A. TOKUS
VINCENT J. BOBOT
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN M. ZALEWSKI
MEGAN T. CRUMP
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
Assistant City Attorneys

May 7, 2007

URBAN & TAYLOR, S.C.
Attn: Scott B. Taylor
Urban & Taylor Law Building
4701 North Port Washington Road
Milwaukee, WI 53212

RE: C.I. File No: 07-S-109
Your Client: Pricilla B. Chronus

Dear Mr. Taylor:

We have received your client's claim in the amount of \$675.00, relating to a recording enforcement fee for her property located at 4215 North 100th Street, #226.

Our investigation reveals that the Department of Neighborhood Services (DNS) records indicate that an order to record the property located at 4215 North 100ths Street, #226 was issued to Priscilla B. Chronus on March 30, 2006. The order was issued because the Tax Assessor's file indicates that Ms. Chronis lives in Ft. Lauderdale, FL. Pursuant to Section 200-51.5, Milwaukee Code of Ordinances, owners of non-occupied properties, including condominium units, are required to file a recording application. It also requires the owner to provide a local operator when the owner does not reside in the seven county Milwaukee metropolitan area. The issue of whether or not the property is rented out has no bearing on the requirement to record.

In cases where the owner has more than one residence, the DNS attempts to determine whether their Milwaukee residence is the primary one, which would exempt it from property recording. To be considered the primary residence, the owner must live there more than six months of the year and receive lottery tax credit for the property. In the absence of these two criteria the DNS requires the owner to file a recording application.

In this matter, the DNS believes the owner does not live in Milwaukee for more than six months of the year and they have determined that the owner does not receive lottery tax credit. They sent six letters to Ms. Chronis between March 30, 2006 and February 28, 2007 discussing the



OFFICE OF THE CITY ATTORNEY

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failure to record the property and the imposition of fees. In March, 2007 a DNS supervisor made an offer to Ms. Chronus that, if they received the application by March 30, 2007, they would reduce the enforcement fee from \$675.00 to \$450.00. They did not receive the application. The department acted appropriately in this matter and as such, the City would not be liable. Therefore, we are denying your client's claim.

If you wish to appeal this decision, you may do so by sending a letter within 21 days of the date of this letter to the Milwaukee City Clerk, 200 East Wells Street, Room 205, Milwaukee, Wisconsin 53202, requesting a hearing.

Very truly yours,



GRANT E. LANGLEY
City Attorney

Steven M. Carini

STEVEN M. CARINI
Investigator Adjuster

SMC:beg
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