

The Urban Taylor Law Building
4701 N. Port Washington Road
Milwaukee, Wisconsin 53212
Phone: 414.906.1700
Fax: 414.906.5333



Fax

To: Milwaukee City Clerk **From:** Scott B. Taylor

Fax: 414-286-3456 **Date:** May 25, 2007

Phone: **Pages:** 7 (including cover)

Re: C.I. File No. 07-S-109 **CC:**

- Urgent**
- For Review**
- Please Comment**
- Please Reply**
- Please Recycle**

•Comments:

CITY OF MILWAUKEE
 SECRETARY
 2007 MAY 25 PM 3:21
 OFFICE OF
 CITY ATTORNEY

CITY OF MILWAUKEE
 2007 MAY 25 PM 2:44
 RONALD N. LEONARDI
 CITY CLERK

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If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail. Thank you.



May 25, 2007

Via Facsimile (414-286-3456) and U.S. Mail

Milwaukee City Clerk
The City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

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

Dear Clerk:

This will introduce the undersigned as attorney for Pricilla Chronus as it relates to the city's imposition recording enforcement fees, presumably pursuant to Milwaukee Code of Ordinances 200-51.5.

Please be advised that Ms. Chronus hereby appeals the decision of the City of Milwaukee, dated May 7, 2007, (a Copy of the denial letter is attached hereto as Exhibit A) to deny the claim presented by Ms. Chronus (a copy of the claim is attached hereto as Exhibit B), pursuant to §893.80(1)(a) and §893.80(1)(b), Stats, on April 2, 2007. Said claims contends that Milwaukee Code of Ordinances 200-51.5 does not apply to the property located at 4215 North 100th Street, #226, because Priscilla B. Chronus is the only individual who lives in said property. During the time period that Priscilla B. Chronus does not occupy said property, it is unoccupied.

Ms. Chronus further contends that City has misapplied Milwaukee Code of Ordinances 200-51.5 in that it claims that the ordinance applies to *non-occupied* properties, as opposed to *non-owner occupied* properties, as clearly stated in the ordinance.

Based on this appellate request, please set this mater for hearing, notifying the undersigned of the date and time for such hearing. thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Very truly yours,



SCOTT B. TAYLOR

SBT:jls

cc: Grant Langley, City Attorney

COPY

**NOTICE OF CIRCUMSTANCES OF CLAIM AND CLAIM FOR RELIEF
PURSUANT TO §893.80(1)(a) and §893.80(1)(b), STATS.**

To: City Clerk
The City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Handwritten notes:
4/22/07
2:15 PM
CITY CLERK
CITY OF MILWAUKEE
STAFF ASST
4/23/07
3:30 PM
CITY CLERK
CITY OF MILWAUKEE

Vertical stamp:
RONALD
CITY OF MILWAUKEE
07 APR 2007

Claim is hereby made against the City of Milwaukee by Priscilla B. Chronus for relief from the attached recording enforcement fee. Specifically, Priscilla B. Chronus contends that Milwaukee Code of Ordinances 200-51.5 does not apply to the property located at 4215 North 100th Street, #226, because Priscilla B. Chronus is the only individual who lives in said property. During the time period that Priscilla B. Chronus does not occupy said property, it is unoccupied. (Attached to this Notice of Claim as Exhibit A is a copy of Milwaukee Code of Ordinances 200-51.5.). According to the attached Notice dated February 28, 2007, (Exhibit B) this claim is being filed because a supervisor affirmed the fee and the decision is disagreed with. Claimant is represented by the law firm of Urban & Taylor, s.c by Attorney Scott B. Taylor. She has requested that all notices of any scheduling or action on this claim be served upon the claimant, in the care of her legal counsel, Attorney Scott B. Taylor located at Urban & Taylor, s.c., 4701 N. Port Washington Road, Suite 400, Milwaukee, WI 53212.

Dated this 2nd day of April, 2007.

Handwritten signature of Scott B. Taylor

SCOTT B. TAYLOR
Urban & Taylor, s.c.
State Bar #1018096
Urban & Taylor Law Building
4701 N. Port Washington Road
Milwaukee, WI 53212
414-906-1700





City of Milwaukee Common Council

Legislative File Number 060584 (version 0)

Title

An ordinance relating to recording of condominium units and associations.

Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 200-51.5-2-a of the code is amended to read:

~~200-51.5. Recording of Residential and Commercial Buildings, and Condominium Units and Associations.~~

2. RECORDING REQUIRED. a. ~~[[A]]~~ >>Except as specified in s. 200-51.5-3, all<< owners of residential or commercial buildings, all owners of commercial condominium units, all owners of non-owner-occupied residential condominium units, and all condominium associations (as defined in s. 703.02 (1m), Wis. Stats.) shall file with the department on forms provided by the department, an application to record such buildings, units and associations in compliance with this section. The application shall contain all information listed in sub. 4. An application of recording shall be filed with the department for each tax key-numbered parcel containing a residential or commercial building, and, in the case of condominium units that must file, for each tax-key-numbered unit. An application filed by a condominium association, however, shall be filed with the department for the common elements (as defined in s. 703.02 (2), Wis. Stats.) that are part of the condominium. Multiple buildings on a parcel with a single tax key number shall be recorded on one application. Failure to record with the department as required in this section shall subject the owner, and, in the case of condominium associations, the association and the condominium-unit owners, to the provisions provided in subs. 7 and 8.

Part 2. Section 200-51.5-3-d of the code is created to read:

3. EXCEPTIONS.

d. Condominium associations responsible for 2-unit residential buildings.

Drafter

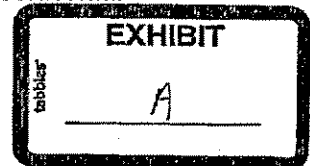
LRB06392-1

LCS

7/27/06

Analysis

This ordinance revises code provisions relating to recording requirements for residential



CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
 Property Recording
 841 N. Broadway, Room 105
 Milwaukee, WI 53202

February 28 , 2007

PRISCILLA B CHRONUS
 1 LAS OLAS CIRCLE, APT 702
 FT LAUDERDALE, FL 33316-0000

RE: 4215-4215. N 100TH.ST

Order #: 5545771

You were issued an order on March 30, 2006 for failure to record your property and were given time to record the property.

Recently a letter was mailed informing you that if the property was not recorded within the specified time period, a recording enforcement fee of \$75.00 per month could be added to your property tax bill in accordance with the Milwaukee Code of Ordinances.

We have imposed an additional \$225.00 fee and there are now \$675.00 in recording enforcement fees accrued for this property for the 2007 property tax bill, pursuant to Milwaukee Code of Ordinances 200-51.5. If you disagree with the amount of this fee, you may call to discuss it within 30 days and obtain a no cost review by a supervisor. If the supervisor affirms the fee and you still disagree with the charge, you may file a claim, pursuant to S. 893.80 Wisconsin Statutes, with the Office of the City Clerk, 200 E Wells Street, Room 205, Milwaukee, WI 53202, (414) 286-2221.

Please do not put us in the situation where we have to continue to add the \$75.00 fee each month. **If you record this property by MARCH 31, 2007**, you will be able to resolve this problem without additional fees charged to your property tax bill.

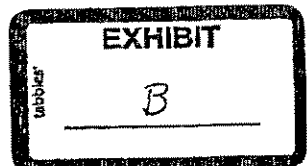
If you have recently submitted your recording application, please disregard this letter. We will process your application in the order it was received and make any necessary adjustments to the enforcement fees.

For any additional information, please call (414)286-8569 between the hours of 8:00am-4:15pm Monday through Friday.

Thank you.

Property Recording Section

Recipients:
 PRISCILLA B CHRONUS, 1 LAS OLAS CIRCLE, APT 702, FT LAUDERDALE, FL 33316-0000



**NOTICE OF CIRCUMSTANCES OF CLAIM AND CLAIM FOR RELIEF
PURSUANT TO §893.80(1)(a) and §893.80(1)(b), STATS.**

To: City Clerk
The City of Milwaukee
200 East Wells Street
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4207 PM
2/5 PM

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Dated this 2nd day of April, 2007.



SCOTT B. TAYLOR
Urban & Taylor, s.c.
State Bar #1018096
Urban & Taylor Law Building
4701 N. Port Washington Road
Milwaukee, WI 53212
414-906-1700

CITY OF MILWAUKEE

07 APR -2 PM 3:36

OFFICE OF
CITY ATTORNEY

RECEIVED
CITY OF MILWAUKEE

07 APR -2 PM 2:16

CITY OF MILWAUKEE



City of Milwaukee Common Council
Legislative File Number 060584 (version 0)

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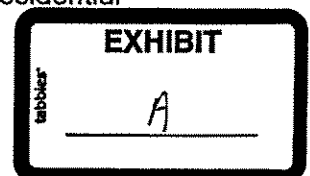
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LRB06392-1
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CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Property Recording
841 N. Broadway, Room 105
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February 28 , 2007

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1 LAS OLAS CIRCLE, APT 702
FT LAUDERDALE, FL 33316-0000

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