



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda JUDICIARY & LEGISLATION COMMITTEE

ALD. ASHANTI HAMILTON, CHAIR

Ald. Terry Witkowski, Vice-Chair

**Ald. James Bohl, Jr., Ald. Joe Davis, Sr., and Ald. Robert
Donovan**

Staff Assistant, Linda Elmer, 286-2232

Fax: 286-3456, lelmer@milwaukee.gov

**Legislative Liaison, Richard Withers, 286-8532,
rwithe@milwaukee.gov**

Monday, October 25, 2010

1:30 PM

Room 301-B, City Hall

The Judiciary and Legislation Committee may convene into closed session at 1:30 P.M. on Monday, October 25, 2010 in Room 301-B, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved and then will go into open session for the regular agenda.

1. [100754](#) Resolution authorizing settlement of the claim for damages, attorney's fees and costs in Ruth and Ronald Stanis v. City of Milwaukee.

Sponsors: THE CHAIR

2:00 P.M.

2. [100670](#) Substitute resolution authorizing the return of real estate located at 4075 N. Teutonia Ave., in the 1st Aldermanic District to its former owner. (Demi Tenner-Parker, Agent for Diversity 4075, LLC)

Sponsors: THE CHAIR

3. [100728](#) Substitute resolution authorizing the return of real estate located at 4353 N. 25th St., in the 1st Aldermanic District to its former owner. (Julia Toliver)

Sponsors: THE CHAIR

4. [100479](#) Substitute resolution authorizing the return of real estate located at 3291-93 N. 14th St., in the 6th Aldermanic District to its former owner. (Caston Love, Agent for the estate of Caston Walters)

Sponsors: THE CHAIR

5. [100678](#) Substitute resolution authorizing the return of real estate located at 3624 N. 22nd St., in the 6th Aldermanic District to its former owner. (Will Sherard, Agent for Morocco Investments)

Sponsors: THE CHAIR

6. [100727](#) Substitute resolution authorizing the return of real estate located at 3313-3315 N. 28th St., in the 7th Aldermanic District to its former owner. (Charles Holland)
 Sponsors: THE CHAIR

7. [100700](#) Substitute resolution authorizing the return of real estate located at 2577 N. Grant Blvd, in the 7th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)
 Sponsors: THE CHAIR

8. [100679](#) Substitute resolution authorizing the return of real estate located at 6338 W. Richmond Ave., in the 10th Aldermanic District to its former owner. (Associated Bank)
 Sponsors: THE CHAIR

9. [100698](#) Substitute resolution authorizing the return of real estate located at 1515 N. 49th St., in the 10th Aldermanic District to its former owner. (Katherine Keller)
 Sponsors: THE CHAIR

10. [100699](#) Substitute resolution authorizing the return of real estate located at 2764 N. Holton St., in the 10th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)
 Sponsors: THE CHAIR

11. [100713](#) Substitute resolution authorizing the return of real estate located at 3060 N. 56th St., in the 10th Aldermanic District to its former owner. (Franklin Credit Management)
 Sponsors: THE CHAIR

12. [100671](#) Substitute resolution authorizing the return of real estate located at 4176 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)
 Sponsors: THE CHAIR

13. [100672](#) Substitute resolution authorizing the return of real estate located at 4200 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)
 Sponsors: THE CHAIR

14. [100673](#) Substitute resolution authorizing the return of real estate located at 4155 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)
 Sponsors: THE CHAIR

15. [100674](#) Substitute resolution authorizing the return of real estate located at 4133 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)
 Sponsors: THE CHAIR

16. [100677](#) Substitute resolution authorizing the return of real estate located at 5620 S. 27th St., in the 13th Aldermanic District to its former owner. (Wells Fargo Bank)

Sponsors: THE CHAIR

17. [100716](#) Substitute resolution authorizing the return of real estate located at 2552-2554 W. Fond du Lac Ave., in the 15th Aldermanic District to its former owner. (Freddie Holloway)

Sponsors: THE CHAIR

2:30 P.M.

18. [100753](#) Resolution relating to the claim of Atty. William Foshag on behalf of Beltway Capital Management, LLC for property damage. (15th Aldermanic District)

Sponsors: THE CHAIR

---\$42,500.00

19. [100481](#) Resolution relating to an appeal from Walter Shuk and Vladimir Shuk, Agents for Unlimited Realty Co. for property damage. (3rd Aldermanic District)

Sponsors: THE CHAIR

20. [100740](#) Resolution relating to an appeal from Amanda Smith for property damage. (15th Aldermanic District)

Sponsors: THE CHAIR

---\$100.00

21. [100592](#) Resolution relating to the claim of Curtis Massey for property damage.

Sponsors: THE CHAIR

---\$7,200.00

2:45 P.M.

22. [100620](#) Communication from the Comptroller's Office relating to the Annual Outstanding Receivables report.

Sponsors: THE CHAIR

23. [100760](#) Reappointment of Frank Pokrop to the Deferred Assessment Board by the Mayor. (8th Aldermanic District)

Sponsors: THE CHAIR

24. [100761](#) Reappointment of Rebecca Doyle-Huber to the Deferred Assessment Board by the Mayor. (11th Aldermanic District)

Sponsors: THE CHAIR



Legislation Details (With Text)

File #: 100754 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution authorizing settlement of the claim for damages, attorney's fees and costs in Ruth and Ronald Stanis v. City of Milwaukee.

Sponsors: THE CHAIR

Indexes: CLAIMS PAYMENT, LITIGATION, SUITS PAYMENT

Attachments: Cover Letter, Fiscal Impact Statement.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100754

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution authorizing settlement of the claim for damages, attorney's fees and costs in *Ruth and Ronald Stanis v. City of Milwaukee*.

Analysis

This resolution authorizes payment of the claim for damages, attorney's fees and costs in *Ruth and Ronald Stanis v. City of Milwaukee*, Case No. 10C0372, in the amount of \$12,759.25.

Body

Whereas, This case arose out of the placement of a religious sign on residential property by the residents and whereafter the owner, Ruth Stanis, was cited in violation of Milwaukee Code of Ordinances § 295-505-5-b. This ordinance prohibits all signage on single-family, 2-family, and 3-family dwellings "except permitted temporary signs"; and

Whereas, Plaintiffs, Ruth and Ronald Stanis, filed a civil rights lawsuit in federal court against the City of Milwaukee alleging that Milwaukee Code of Ordinances § 295-505-5-b is unconstitutional because it violates the First Amendment. Plaintiffs seek injunctive and declaratory relief as well as damages, attorney's fees and costs; and

Whereas, The City Attorney has concluded that further litigation of this matter is not in the best interests of the City; and

Whereas, Plaintiffs and Plaintiffs' counsel have agreed to settle their claims for damages, fees and costs in the amount of \$12,759.25; and

Whereas, The City Attorney recommends and the Common Council of the City of Milwaukee deems it expeditious and just to settle this claim; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the proper city officers be and hereby are authorized and directed to issue a check in the amount of \$12,500.00 payable to Liberty Counsel and another check in the amount of \$259.25 payable to Ruth and Ronald Stanis in full and final settlement of said claims, said checks to be delivered to the City Attorney upon his request, said amounts to be charged to the Damages and Claims Fund, Account No. 636506, Fund No. 0001, Organization No. 1490, Program No. 2632, Sub Class No. S118; and, be it

Further Resolved, That the City Attorney shall, upon payment to plaintiffs and plaintiffs' counsel, obtain releases of claims for damages and attorney's fees and costs as well as a Stipulation and Order for Dismissal of this lawsuit.

Requestor

City Attorney

Drafter

MH:pas

10/11/2010

1081-2010-1285:162181

GRANT F. LANGLEY
City Attorney

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



THOMAS O. GARTNER
SUSAN D. BICKERT
STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA F. HOUREN
JOHN J. HEINEN
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
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
MEGAN T. CRUMP
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

October 11, 2010

To the Honorable Common Council
of the City of Milwaukee
Room 205 – City Hall

RE: *Stanis v. City of Milwaukee*
Case No. 10-C-0372

Dear Council Members:

Enclosed is a resolution recommending settlement of the above-referenced lawsuit, which we ask be introduced and referred to the Committee on Judiciary and Legislation for their recommendation.

Very truly yours,

GRANT F. LANGLEY
City Attorney

MAURITA HOUREN
Assistant City Attorney

MH:tas

Enclosure

1081-2010-1285:162197



City of Milwaukee Fiscal Impact Statement

Date

File Number

☒ Original

☐ Substitute

Subject

Submitted By (Name/Title/Dept./Ext.)

- This File
- ☒ Increases or decreases previously authorized expenditures.
 - ☐ Suspends expenditure authority.
 - ☐ Increases or decreases city services.
 - ☐ Authorizes a department to administer a program affecting the city's fiscal liability.
 - ☐ Requests an amendment to the salary or positions ordinance.
 - ☐ Authorizes borrowing and related debt service.
 - ☐ Authorizes contingent borrowing (authority only).
 - ☐ Authorizes the expenditure of funds not authorized in adopted City Budget.

This Note ☐ Was requested by committee chair

- Charge To
- ☐ Department Account
 - ☐ Capital Projects Fund
 - ☐ Debt Service
 - ☐ Other (Specify)
 - ☐ Contingent Fund
 - ☒ Special Purpose Accounts
 - ☐ Grant & Aid Accounts

Purpose	Specify Type/Use	Expenditure	Revenue
Salaries/Wages			
Supplies/Materials			
Equipment			
Services			
Other	Settlement	\$12,759.25	
TOTALS		\$12,759.25	

Form continued on following page.

For expenditures and revenues which will occur on an annual basis over several years check the appropriate box below and then list each item and dollar amount separately.

☐ 1-3 Years ☐ 3-5 Years

☐ 1-3 Years ☐ 3-5 Years

☐ 1-3 Years ☐ 3-5 Years

List any costs not included in Sections E and F above.

--

Assumptions used in arriving at fiscal estimate.

--

Additional information.

--

NOTICES SENT TO FOR FILE 100754:

[illegible]



Legislation Details (With Text)

File #: 100670 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4075 N. Teutonia Ave., in the 1st Aldermanic District to its former owner. (Demi Tenner-Parker, Agent for Diversity 4075, LLC)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Hearing Notice List, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100670

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4075 N. Teutonia Ave., in the 1st Aldermanic District to its former owner. (Demi Tenner-Parker, Agent for Diversity 4075, LLC)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4075 N. Teutonia Ave., previously owned by Demi Tenner-Parker, Agent for Diversity 4075, LLC, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26, 2010; and

Whereas, Demi Tenner-Parker, Agent for Diversity 4075, LLC would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Demi Tenner-Parker, Agent for Diversity 4075, LLC has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4075 N. Teutonia Ave., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 188, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 21, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 245-0218-000-9
Address: 4075 4075 N TEUTONIA AV
Applicant/Requester: DIVERSITY 4075 LLC
2010-01 Inrem File
Parcel: 188
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4075 NORTH Teutonia
TAXKEY NUMBER 24502189
NAME OF APPLICANT Demi Tenner - PARKER / Diversity 4075U
MAILING ADDRESS 4075 N. Teutonia Ave
MILWAUKEE WI 53209 (414) 617-5752
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES ☒ NO ☐

If no, describe interest in this property _____

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

NONE

(Use reverse side, if additional space is needed)

2010 SEP 24 PM 4:18
MILWAUKEE CITY TREASURER
RECEIVED ON

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES ☒ NO ☐

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES ☒ NO ☐

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

Demi Tenner - PARKER

DATE

9/20/2010



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Demi. Tenner-Parker

Tax Account No.: 245-0218-9

Property Address: 4075 N Teutonia Ave

Cash \$ 1370.00 Check \$ _____

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐

Duplicate Tax Bill Fee ☐ Other ☒ Vacation of Sides

Received by: Ridell Smith

Date: 9/20/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/21/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 245-0218-000 - 9
Property Address: 4075 4075 N TEUTONIA AV
Applicant: DIVERSITY 4075 LLC

Parcel Number: 188
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100670 Reopening and Vacating InRem Judgment
Tax Key No.: 245-0218-000-9
Address: 4075 N TEUTONIA AV
Applicant/Requester: DIVERSITY 4075 LLC
2010-01 in rem, Parcel: 188
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$22,803.71	\$22,803.71
Interest	\$4,137.76	\$4,364.44
Penalty	\$2,068.88	\$2,182.23
TOTAL*	\$29,010.35	\$29,350.38

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

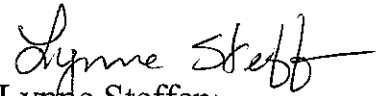
Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100670
 Address 4075 N Teutonia Av

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department has no objection to the return of the property, provided the applicant pays \$675.00 for a pending Property Recording Enforcement fee. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,


Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 29, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100670
4075 North Teutonia Avenue

The Department of City Development reports that the tax foreclosed property located at 4075 North Teutonia Avenue, Tax Key No. 245-0218-000-9, is not suitable for use by a public agency or community based organization. The property is adjacent to the 30th Street Corridor, but is not needed for project purposes.

This commercial structure is vacant. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

Notice: This e-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you receive this e-mail in error, please notify the sender, delete the e-mail, and do not use, disclose or store the information it contains.

From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100670:

[illegible]



Legislation Details (With Text)

File #: 100728 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4353 N. 25th St., in the 1st Aldermanic District to its former owner. (Julia Toliver)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of City Development, Health Dept, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100728

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4353 N. 25th St., in the 1st Aldermanic District to its former owner. (Julia Toliver)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4354 N. 25th St., previously owned by Julia Toliver, has delinquent taxes for 2007-2009 and Bond LE02477 (pavement, curb and gutter) and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100728; and

Whereas, Julia Toliver would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Julia Toliver has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4354 N. 25th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 166, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



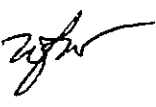
James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

October 4, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 231-0043-000-2
Address: 4353 4353 N 25TH ST
Applicant/Requester: JULIA M TOLIVER
2010-01 Inrem File
Parcel: 166
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4353 N. 25th
TAXKEY NUMBER R31-0043-2
NAME OF APPLICANT Julia Toliver
MAILING ADDRESS ~~4353 N. 25th~~ 1322 W. Hopkins
Milwaukee WI 53209 414-449-9108
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES ☒ NO ☐

If no, describe interest in this property I was former owner of said
property under the name Julia M. Cook return
to maiden name as stated above

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

n/a

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES ☒ NO ☐

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES ☐ NO ☒

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.

APPLICANT'S SIGNATURE X Julia M. Toliver

DATE X Oct 4, 2010



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Julia Toliver

Tax Account No.: 231-0043-2

Property Address: 4353 W 25th

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated
Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: [Signature]

Date: 10/4/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 10/4/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 231-0043-000 - 2
Property Address: 4353 4353 N 25TH ST
Applicant: JULIA M TOLIVER

Parcel Number: 166
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100728 Reopening and Vacating InRem Judgment
Tax Key No.: 231-0043-000-2
Address: 4353 N 25TH ST
Applicant/Requester: JULIA M TOLIVER
2010-01 in rem, Parcel: 166
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$4,645.34	\$4,645.34
Bond LE02477 Pavement, Curb & Gutter	\$1,298.40	\$1,298.40
Interest	\$880.18	\$925.29
Penalty	\$397.24	\$419.80
TOTAL*	\$7,221.16	\$7,288.83

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 7, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100728
4353 North 25th Street

The Department of City Development reports that the tax foreclosed property located at 4353 North 25th Street, Tax Key No. 231-0043-000-2, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This residential structure is occupied. Administrative costs incurred by our Department total \$556.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

Elmer, Linda

From: Binder, Rosemary
Sent: Tuesday, October 19, 2010 1:50 PM
To: Elmer, Linda; Smith, Mary
Subject: RE: Are there any orders on these properties?

No there are not any open orders on either of these 2 address so you may do with them as you like.
Thanks

Rose Binder
Office Assist. III
City of Milwaukee Health Department
Ziedler Municipal Building 1st Fl
841 N Broadway
Milwaukee, WI 53202
phone: 414-286-0387
fax: 414-286-0715
WWW.Milwaukee.gov/health

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From: Elmer, Linda
Sent: Tuesday, October 19, 2010 9:20 AM
To: Binder, Rosemary; Smith, Mary
Subject: Are there any orders on these properties?

Substitute resolution authorizing the return of real estate located at 3313-3315 N. 28th St., in the 7th Aldermanic District to its former owner. (Charles Holland)

Substitute resolution authorizing the return of real estate located at 4354 N. 25th St., in the 1st Aldermanic District to its former owner. (Julia Toliver)

Thanks!

10/19/2010



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100728
Address 4353 N 25th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department has no objection to the return of the property, but requests that the applicant work cooperatively with our inspector to correct the code violations against the property in a timely manner.

Sincerely,

Lynne Steffen
Business Operations Manager

NOTICES SENT TO FOR FILE 100728:

[illegible]



Legislation Details (With Text)

File #: 100479 **Version:** 1

Type: Resolution **Status:** Mayor's Office

File created: 9/1/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 3291-93 N. 14th St., in the 6th Aldermanic District to its former owner. (Caston Love, Agent for the estate of Caston Walters)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office - Updated 10/18/10, Updated Treasurer's Office, Treasurer's Office, Neighborhood Services, Health Dept, Dept of City Development, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/1/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/8/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/8/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/13/2010	1	JUDICIARY & LEGISLATION COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
9/21/2010	1	COMMON COUNCIL	ASSIGNED TO	Pass	14:0
9/23/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/23/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/23/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/4/2010	1	JUDICIARY & LEGISLATION COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
10/12/2010	1	COMMON COUNCIL	REFERRED TO	Pass	14:0
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100479

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 3291-93 N. 14th St., in the 6th Aldermanic District to its former owner. (Caston Love, Agent for the estate of Caston Walters)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 3291-93 N. 14th St., previously owned by Caston Love, Agent for the estate of Caston Walters, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26; and

Whereas, Caston Love, Agent for the estate of Caston Walters would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Caston Love, Agent for the estate of Caston Walters has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 3291-93 N. 14th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 339, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

9/2/10

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 3291-3293 N 14th Street
TAXKEY NUMBER 284-2201-0
NAME OF APPLICANT Caston Love
MAILING ADDRESS 2452 West Burleigh Street
Milwaukee WI 53206 414-737-2068
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES X NO _____
If no, describe interest in this property Estate of Caston Walters (Deceased Father)

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

2450-2452 West Burleigh ST.
Milwaukee WI 53206

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES X NO _____

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE  DATE 8-16-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Caston Love

Tax Account No.: 284-1601-7

Property Address: 1301-1303 W. Concordia

Cash \$ 1370.00 Check \$ _____

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ located
judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Leung

Date: 8/16/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

CITY OF MILWAUKEE

2010 AUG 17 PM 2: 06

RONALD D. LEONHARDT
CITY CLERK

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 8/16/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 284-2201-000 - 0
Property Address: 3291 3293 N 14TH ST
Applicant: CASTON WALTERS

Parcel Number: 339
CaseNumber: 10CV005385

October 18, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100479 Reopening and Vacating InRem Judgment
Tax Key No.: 284-2201-000-0
Address: 3291 3293 N 14TH ST
Applicant/Requester: CASTON LOVE
FOR THE ESTATE OF CASTON WALTERS
2010-01 in rem, Parcel: 339
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$5,843.18	\$5,843.18
Interest	\$1,194.67	\$1,251.75
Penalty	\$597.35	\$625.88
TOTAL*	\$7,635.20	\$7,720.81

***The above figures may change prior to payment due to possible additional costs.**

The applicant also lists ownership interest in the following properties:

2450-52 W Burleigh St – Tax Key #285-0889-3 with taxes paid in full.

1301-1303 W Concorida Ave– Tax Key #284-1601-7 **See File #100478.**

WFW/slk

September 23, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100479 Reopening and Vacating InRem Judgment
Tax Key No.: 284-2201-000-0
Address: 3291 3293 N 14TH ST
Applicant/Requester: CASTON LOVE
FOR THE ESTATE OF CASTON WALTERS
2010-01 in rem, Parcel: 339
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN OCT	IF PAID IN NOV
2007-2009	\$5,843.18	\$5,843.18
Interest	\$1,137.60	\$1,194.67
Penalty	\$568.80	\$597.35
TOTAL*	\$7,549.58	\$7,635.20

***The above figures may change prior to payment due to possible additional costs.**

The applicant also lists ownership interest in the following properties:

2450-52 W Burleigh St – Tax Key #285-0889-3 with taxes paid in full.

1301-1303 W Concorida Ave– Tax Key #284-1601-7 **See File #100478.**

WFW/slk

September 8, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100479 Reopening and Vacating InRem Judgment
Tax Key No.: 284-2201-000-0
Address: 3291 3293 N 14TH ST
Applicant/Requester: CASTON LOVE
FOR THE ESTATE OF CASTON WALTERS
2010-01 in rem, Parcel: 339
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN SEPT	IF PAID IN OCT
2007-2009	\$5,843.18	\$5,843.18
Interest	\$1,080.51	\$1,137.60
Penalty	\$540.26	\$568.80
TOTAL*	\$7,463.95	\$7,549.58

***The above figures may change prior to payment due to possible additional costs.**

The applicant also lists ownership interest in the following properties:

2450-52 W Burleigh St – Tax Key #285-0889-3 with delinquent 2009 taxes totaling \$1,249.25.

1301-1303 W Concorida Ave– Tax Key #284-1601-7 **See File #100478.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

August 31, 2010

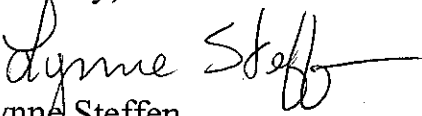
Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100479
Address 3291-93 N 14th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department has no objection to the return of the property, provided the applicant pays \$40.00 for a pending Covered Opening invoice. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,


Lynne Steffen
Business Operations Manager

Elmer, Linda

From: Binder, Rosemary
Sent: Tuesday, September 07, 2010 1:54 PM
To: Elmer, Linda
Subject: RE: The final 3 in-rem files -

Nothing open on these. I must have gotten so excited when I saw three more that I forgot to e-mail you back.

Rose Binder
Office Assist. III
City of Milwaukee Health Department
Ziedler Municipal Building 1st Fl
841 N Broadway
Milwaukee, WI 53202
phone: 414-286-0387
fax: 414-286-0715
WWW.Milwaukee.gov/health

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From: Elmer, Linda
Sent: Tuesday, September 07, 2010 1:45 PM
To: Binder, Rosemary
Subject: The final 3 in-rem files -

*I don't see any HD letters in the files for 100478, 100479 and 100480.
Are those addresses all clear?
Thanks*

9/7/2010



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 7, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100479
3291-93 North 14th Street

The Department of City Development reports that the tax foreclosed property located at 3291-93 North 14th Street, Tax Key No. 284-2201-000-0, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This commercial structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

NOTICES SENT TO FOR FILE 100478 and 479:

[illegible]



Legislation Details (With Text)

File #: 100678 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 3624 N. 22nd St., in the 6th Aldermanic District to its former owner. (Will Sherard, Agent for Morocco Investments)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100678

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 3624 N. 22nd St., in the 6th Aldermanic District to its former owner. (Will Sherard, Agent for Morocco Investments)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 3624 N. 22nd St., previously owned by Will Sherard, Agent for Morocco Investments, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100678; and

Whereas, Will Sherard, Agent for Morocco Investments would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Will Sherard, Agent for Morocco Investments has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 3624 N. 22nd St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 252, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 23, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow *WFW*
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 270-1324-000-6
Address: 3624 3624 N 22ND ST
Applicant/Requester: MOROCCO INVESTMENTS
C/O WILL SHERARD
2010-01 Inrem File
Parcel: 252
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 3624 North 22nd Street, Milwaukee, WI 53206
 TAXKEY NUMBER 270-1324-600
 NAME OF APPLICANT Morocco Investments LLC
 MAILING ADDRESS 2233 W. Capitol, Milwaukee, WI 53206
 CITY _____ STATE _____ ZIP CODE 414-444-5858 TELEPHONE NUMBER _____

B. FORMER OWNER YES X NO _____

If no, describe interest in this property _____

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO X

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.

APPLICANT'S SIGNATURE Morocco Investments LLC DATE 9-17-10

SHERIFF'S DEED ON
FORECLOSURE

09 CV 8892

TITLE OF DOCUMENT

Document Number



* 0 9 9 1 8 0 5 8 *

DOC.# 09918058

WHEREAS, pursuant to a judgment of foreclosure and sale rendered in the Circuit Court of Milwaukee, Wisconsin, in an action between, U.S. Bank N.A., plaintiff and Joseph A. Clopton, defendant(s), and after due advertisement, the mortgaged premises hereinafter described was sold on March 22, 2010 to the third party bidder, Morocco Investments LLC and/or Assigns, for the sum of \$10,501.00.

AND WHEREAS, the said purchaser Morocco Investments LLC and/or Assigns is now entitled to a conveyance according to law, NOW THEREFORE, the undersigned conveys to the third party bidder, Morocco Investments LLC and/or Assigns, the tract of land in Milwaukee County, Wisconsin as described below.

RECORDED 09/22/2010 08:34AM

JOHN LA FAVE

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

FEE EXEMPT 77.25 #: 0

TRANSFER FEE: 31.80

Record this document with the Register of Deeds

Name and Return Address

Morocco Investments LLC and/or Assigns
2233 W. Capitol Dr.
Milwaukee, WI 53206

270-1324-600

Parcel Identification Number (PIN)

Sheriff David A. Clarke, Jr.
Sheriff of Milwaukee County
or Kevin A. Carr, Inspector

Date:

May 4, 2010

STATE OF WISCONSIN
Milwaukee COUNTY

On

May 4, 2010

before me came Sheriff David A. Clarke, Jr. or Kevin A. Carr, Inspector known to be the individual and officer described in said document and who executed the above conveyance and acknowledged that he executed the same for such sheriff, for the uses and purposes therein set forth.

Print Name:

Wanda K Brewer
Notary Public, State of Wisconsin

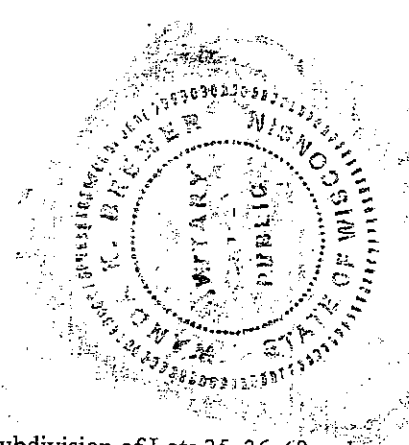
My commission expires:

12/18/2011

This instrument was drafted by Chaz M Rodriguez
13700 W. Greenfield Avenue
Brookfield, Wisconsin 53005

LEGAL DESCRIPTION

The South 17.10 feet of Lot 3 and the North 22.90 feet of Lot 4, in Block 2, in Siehr's Subdivision of Lots 35, 36, 69 and 70 in Pease's Subdivision in the South 1/2 of the Northwest 1/4 and the Southwest 1/4 of Section 7, Township 7 North, Range 22 East, and the South 40 feet of the West 58 feet of Lot 26, in Pease's Subdivision, in the Northwest 1/4 and the Southwest 1/4 Section 7, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.





Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Will Sherard

Tax Account No.: 270-1324-6

Property Address: 3624 W 22nd St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Kenny

Date: 9/23/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/23/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 270-1324-000 - 6
Property Address: 3624 3624 N 22ND ST
Applicant: MOROCCO INVESTMENTS
C/O WILL SHERARD

Parcel Number: 252
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100678 Reopening and Vacating InRem Judgment
Tax Key No.: 270-1324-000-6
Address: 3624 N 22ND ST
Applicant/Requester: MOROCCO INVESTMENTS
C/O WILL SHERARD
2010-01 in rem, Parcel: 252
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$3,932.70	\$3,932.70
Interest	\$635.24	\$673.21
Penalty	\$317.62	\$336.61
TOTAL*	\$4,885.56	\$4,942.52

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100678
Address 3624 N 22nd St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 30, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100678
3624 North 22nd Street

The Department of City Development reports that the tax foreclosed property at 3624 North 22nd Street, Tax Key No. 270-1324-000-6, is not located within an existing or planned project area boundary, but is in the greater Century City neighborhood. The house may be suitable for resale to an owner occupant through the City or a community based organization, which would improve homeownership in the area.

DCD is concerned that the Sheriff's Deed given to the petitioner was dated May 4, 2010, but was not recorded with the Register of Deeds until September 22, 2010, which date is past the City's tax foreclosure action. Delay in recording deeds can adversely affect the neighborhood stability with unknown or confusing property ownership. Further, no change in public records limits the City's ability to enforce its property recording requirements and other City ordinances.

This residential structure may be occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

Notice: This e-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you receive this e-mail in error, please notify the sender, delete the e-mail, and do not use, disclose or store the information it contains.

From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100678:

[illegible]



Legislation Details (With Text)

File #: 100727 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 3313-3315 N. 28th St., in the 7th Aldermanic District to its former owner. (Charles Holland)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office - Updated, Treasurer's Office, Dept of City Development, Health Dept, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100727

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 3313-3315 N. 28th St., in the 7th Aldermanic District to its former owner. (Charles Holland)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 3313-3315 N. 28th St., previously owned by Charles Holland, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100727; and

Whereas, Charles Holland would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Charles Holland has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 3313-3315 N. 28th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 381, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

October 4, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 286-0917-000-1
Address: 3313 3315 N 28TH ST
Applicant/Requester: CHARLES R HOLLAND
2010-01 Inrem File
Parcel: 381
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 3313-3315 N. 28th ST.
TAXKEY NUMBER 284-0917-1
NAME OF APPLICANT CHARLES HOLLANDT JERRY HOLLAND
MAILING ADDRESS 9090 N GOLDENDALE DR
BROWN DEER, WI 53223 414-355-5043
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES ☒ NO ☐

If no, describe interest in this property _____

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES ☐ NO ☒

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES ☐ NO ☒

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE C.R. Hollandt DATE 10-4-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Charles Holland

Tax Account No.: 286-0917-1

Property Address: 3313-3315 N 28th

Cash \$ _____ Check \$ _____

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated
J.

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Bunny

Date: 10/4/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 10/4/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 286-0917-000 - 1
Property Address: 3313 3315 N 28TH ST
Applicant: CHARLES R HOLLAND

Parcel Number: 381
CaseNumber: 10CV005385

October 25, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100727 Reopening and Vacating InRem Judgment
Tax Key No.: 286-0917-000-1
Address: 3313 3315 N 28TH ST
Applicant/Requester: CHARLES R HOLLAND
2010-01 in rem, Parcel: 381
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$10,590.13	\$10,590.13
Interest	\$2,288.81	\$2,393.37
Penalty	\$1,144.41	\$1,196.68
TOTAL*	\$14,023.35	\$14,180.18

***The above figures may change prior to payment due to possible additional costs.**

The applicant also had ownership interest in the following property:
2654 N 19th St - Tax Key #324-0884-6 – City Acquired 7/26/10. The applicant has submitted an application to vacate (Res. #100785).

WFW/slk

October 20, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100727 Reopening and Vacating InRem Judgment
Tax Key No.: 286-0917-000-1
Address: 3313 3315 N 28TH ST
Applicant/Requester: CHARLES R HOLLAND
2010-01 in rem, Parcel: 381
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$10,590.13	\$10,590.13
Interest	\$2,288.81	\$2,393.37
Penalty	\$1,144.41	\$1,196.68
TOTAL*	\$14,023.35	\$14,180.18

***The above figures may change prior to payment due to possible additional costs.**

The applicant also had ownership interest in the following property:
3313-3315 N 28th St - Tax Key #286-0917-1 – City Acquired 7/26/10. The applicant has submitted an application to vacate (Res. #100785).

WFW/slk

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100727 Reopening and Vacating InRem Judgment
Tax Key No.: 286-0917-000-1
Address: 3313 3315 N 28TH ST
Applicant/Requester: CHARLES R HOLLAND
2010-01 in rem, Parcel: 381
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$10,590.13	\$10,590.13
Interest	\$2,288.81	\$2,393.37
Penalty	\$1,144.41	\$1,196.68
TOTAL*	\$14,023.35	\$14,180.18

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 7, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100727
3313-15 North 28th Street

The Department of City Development reports that the tax foreclosed property located at 3313-15 North 28th Street, Tax Key No. 286-0917-000-1, is not suitable for use by a public agency or community based organization. Although the property is in the 30th Street Corridor, the house is not needed for implementation of the plan.

This residential structure maybe occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

Elmer, Linda

From: Binder, Rosemary
Sent: Tuesday, October 19, 2010 1:50 PM
To: Elmer, Linda; Smith, Mary
Subject: RE: Are there any orders on these properties?

No there are not any open orders on either of these 2 address so you may do with them as you like.
Thanks

Rose Binder
Office Assist. III
City of Milwaukee Health Department
Ziedler Municipal Building 1st Fl
841 N Broadway
Milwaukee, WI 53202
phone: 414-286-0387
fax: 414-286-0715
WWW.Milwaukee.gov/health

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From: Elmer, Linda
Sent: Tuesday, October 19, 2010 9:20 AM
To: Binder, Rosemary; Smith, Mary
Subject: Are there any orders on these properties?

Substitute resolution authorizing the return of real estate located at 3313-3315 N. 28th St., in the 7th Aldermanic District to its former owner. (Charles Holland)

Substitute resolution authorizing the return of real estate located at 4354 N. 25th St., in the 1st Aldermanic District to its former owner. (Julia Toliver)

Thanks!

10/19/2010



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100727
Address 3313-15 N 28th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager

NOTICES SENT TO FOR FILE 100727:

[illegible]



Legislation Details (With Text)

File #:	100700	Version:	1
Type:	Resolution	Status:	In Committee
File created:	10/12/2010	In control:	JUDICIARY & LEGISLATION COMMITTEE
On agenda:		Final action:	
Effective date:			
Title:	Substitute resolution authorizing the return of real estate located at 2577 N. Grant Blvd, in the 7th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)		
Sponsors:	THE CHAIR		
Indexes:	IN REM JUDGMENTS		
Attachments:	Application, Treasurer's Office, Dept of City Development, Health Dept, Dept of Neighborhood Services, Hearing Notice List		

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100700

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 2577 N. Grant Blvd, in the 7th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 2577 N. Grant Blvd, previously owned by Citimortgage/Core Logic Tax Services, has delinquent taxes for 2006-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100700; and

Whereas, Citimortgage/Core Logic Tax Services would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Citimortgage/Core Logic Tax Services has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 2577 N. Grant Blvd, a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 667, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 24, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 327-0788-100-2
Address: 2577 N GRANT BL
Applicant/Requester: CITIMORTGAGE/CORE LOGIC TAX
SRVS C/O NOAH FIEDLER
2010-01 Inrem File
Parcel: 667
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/slk

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 2577 N. Grant Blvd.
TAXKEY NUMBER 327 0788 100 2
NAME OF APPLICANT Citimortgage / CoreLogic Tax Services c/o Noah Fredle
MAILING ADDRESS 100 E Wisconsin Ave, Suite 2600
Milwaukee WI 53202 (414) 225-4805
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES _____ NO X

If no, describe interest in this property represent mortgage holder

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES X NO _____

MILWAUKEE CITY TREASURER
RECEIVED ON
210 SEP 24 2:13:17

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.

APPLICANT'S SIGNATURE Noah Fredle DATE 9/23/10

Attorney For Corelogic

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collection	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00✓
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date 9/24/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 327-0788-100 - 2
Property Address: 2577 2577 N GRANT BL
Applicant: CITIMORTGAGE/CORE LOGIC TAX SRVS
C/O NOAH FIEDLER

Parcel Number: 667
CaseNumber: 10CV005385



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Noah Fiedler
for City mortgage

Tax Account No.: 327-0788-100-2

Property Address: 2577 N Grant Blvd

Cashier's # 0132003653
Cash \$ _____ Check \$ 1,370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐

Duplicate Tax Bill Fee ☐ Other ☒
Ap to vacate City's Judgment

Received by: Sandy K

Date: 9/24/10

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100700 Reopening and Vacating InRem Judgment
Tax Key No.: 327-0788-100-2
Address: 2577 N GRANT BL
Applicant/Requester: CITIMORTGAGE/CORE LOGIC TAX SRVS
C/O NOAH FIEDLER
2010-01 in rem, Parcel: 667
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2006-2009	\$13,797.87	\$13,797.87
Interest	\$3,616.86	\$3,753.48
Penalty	\$1,808.42	\$1,876.74
TOTAL*	\$19,223.15	\$19,428.09

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 29, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100700
2577 North Grant Blvd.

The Department of City Development reports that the tax foreclosed property located at 2577 North Grant Blvd., Tax Key No. 327-0788-100-2, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This residential structure is occupied. Administrative costs incurred by our Department total \$556.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100700
 Address 2577 N Grant Bl

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100700:

[illegible]



Legislation Details (With Text)

File #: 100679 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 6338 W. Richmond Ave., in the 10th Aldermanic District to its former owner. (Associated Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100679

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 6338 W. Richmond Ave., in the 10th Aldermanic District to its former owner. (Associated Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 6338 W. Richmond Ave., previously owned by Associated Bank, has delinquent taxes for 2006-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100679; and

Whereas, Associated Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Associated Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 6338 W. Richmond Ave., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 411, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 21, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 305-1108-000-9
Address: 6338 6338 W RICHMOND AV
Applicant/Requester: ASSOCIATED BANK NA
2010-01 Inrem File
Parcel: 411
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 6338 West Richmond Avenue, Milwaukee, Wisconsin 53210

TAXKEY NUMBER 305-1108-000-9

NAME OF APPLICANT Associated Bank, N.A.

MAILING ADDRESS 1305 Main Street

Stevens Point WI 54881 800-345-4679
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES _____ NO XX

If no, describe interest in this property Applicant holds the first mortgage on subject property

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES XX NO _____

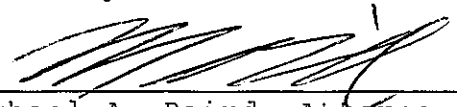
E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO XX

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE


Michael A. Baird, Attorney for Applicant

DATE 9/20/10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Associated Bank NA

Tax Account No.: 305-1108-0009

Property Address: 6338 W Richmond

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Unrecorded
Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Kmy

Date: 9/21/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/21/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 305-1108-000 - 9
Property Address: 6338 6338 W RICHMOND AV
Applicant: ASSOCIATED BANK NA

Parcel Number: 411
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100679 Reopening and Vacating InRem Judgment
Tax Key No.: 305-1108-000-9
Address: 6338 W RICHMOND AV
Applicant/Requester: ASSOCIATED BANK NA
2010-01 in rem, Parcel: 411
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2006-2009	\$16,172.11	\$16,172.11
Interest	\$3,883.78	\$4,040.17
Penalty	\$1,941.89	\$2,020.08
TOTAL*	\$21,997.78	\$22,232.36

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100679
Address 6338 W Richmond Av

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department has no objection to the return of the property, provided the applicant pays \$3775.00 in pending reinspection fees and works cooperatively with our inspector to correct the code violations against the property in a timely manner. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100679
6338 West Richmond Avenue

The Department of City Development reports that the tax foreclosed property located at 6338 West Richmond Avenue, Tax Key No. 305-1108-000-9, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This residential structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100679:

[illegible]



Legislation Details (With Text)

File #: 100698 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 1515 N. 49th St., in the 10th Aldermanic District to its former owner. (Katherine Keller)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of City Development, Health Dept, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100698

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 1515 N. 49th St., in the 10th Aldermanic District to its former owner. (Katherine Keller)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 1515 N. 49th St., previously owned by Katherine Keller, has delinquent taxes for 2007-2009

and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100698; and

Whereas, Katherine Keller would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Katherine Keller has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 1515 N. 49th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 804, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 27, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 367-0865-000-X
Address: 1515 1515 N 49TH ST
Applicant/Requester: KATHERINE A KELLER
2010-01 Inrem File
Parcel: 804
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 1515 N 49th St WKE 53208
TAXKEY NUMBER 3670865x
NAME OF APPLICANT Kathy A Keller
MAILING ADDRESS Box 070645
Milw WI 53207 414 915 2420
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES ☒ NO ☐

If no, describe interest in this property _____

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

Owner 100% = myself

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES ☒ NO ☐

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES ☐ NO ☒

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

K Keller

DATE

9.27.10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Katherine Keller

Tax Account No.: 367-0865-X

Property Address: 1515 W 49th St

Cash \$ 1370.00 Check \$ _____

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Kerry

Date: 9/27/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/27/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 367-0865-000 - X
Property Address: 1515 1515 N 49TH ST
Applicant: KATHERINE A KELLER

Parcel Number: 804
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100698 Reopening and Vacating InRem Judgment
Tax Key No.: 367-0865-000-X
Address: 1515 N 49TH ST
Applicant/Requester: KATHERINE A KELLER
2010-01 in rem, Parcel: 804
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$12,004.57	\$12,004.57
Interest	\$2,622.71	\$2,741.40
Penalty	1,311.36	\$1,370.70
TOTAL*	\$15,938.64	\$16,116.67

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 29, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100698
1515 North 49th Street

The Department of City Development reports that the tax foreclosed property located at 1515 North 49th Street, Tax Key No. 367-0865-000-X, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This residential structure is occupied. Administrative costs incurred by our Department total \$578.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100698
Address 1515 N 49th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request.

Sincerely,

Lynne Steffen
Business Operations Manager

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100698:

[illegible]



Legislation Details (With Text)

File #: 100699 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 2764 N. Holton St., in the 10th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of City Development, Health Dept, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100699

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 2764 N. Holton St., in the 10th Aldermanic District to its former owner. (Citimortgage/Core Logic Tax Services)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 2764 N. Holton St., previously owned by Citimortgage/Core Logic Tax Services, has delinquent taxes for 2006-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26; and

Whereas, Citimortgage/Core Logic Tax Services would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Citimortgage/Core Logic Tax Services has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 2764 N. Holton St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 548, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 24, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 314-0738-000-5
Address: 2764 N HOLTON ST
Applicant/Requester: CITIMORTGAGE/CORE LOGIC TAX
SRVS C/O NOAH FIEDLER
2010-01 Inrem File
Parcel: 548
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/slk



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Noah Fiedler for
Citi mortgage

Tax Account No.: 314-0738-5

Property Address: 2764 N. Holton St

Cash \$ Cashier's # 0132063652
Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐

Duplicate Tax Bill Fee ☐ Other ☒

Received by: ap to vacate City's judgment
Sandy K

Date: 9/24/10

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 2764 N. Holton St
TAXKEY NUMBER 31407380005
NAME OF APPLICANT Citimortgage / Core Logic Tax Services c/o Noah Friedla
MAILING ADDRESS 100 E Wisconsin Ave, Suite 2600
Milwaukee WI 53202 (414) 225-4805
CITY STATE ZIP CODE TELEPHONE NUMBER

B. FORMER OWNER YES _____ NO X

If no, describe interest in this property Mortgage holder

MILWAUKEE CITY TREASURER
RECEIVED IN
SEP 24 PM 3:17

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO X (pending)

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

Noah Friedla
Attorney for CoreLogic

DATE 9/23/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collection	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00 ✓
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date 9/24/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 314-0738-000 - 5
Property Address: 2764 2764 N HOLTON ST
Applicant: CITIMORTGAGE/CORE LOGIC SRVS
C/O NOAH FIEDLER

Parcel Number: 548
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100699 Reopening and Vacating InRem Judgment
Tax Key No.: 314-0738-000-5
Address: 2764 N HOLTON ST
Applicant/Requester: CITIMORTGAGE/CORE LOGIC TAX SRVS
C/O NOAH FIEDLER
2010-01 in rem, Parcel: 548
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2006-2009	\$10,861.62	\$10,861.62
Interest	\$2,915.86	\$3,023.14
Penalty	\$1,457.92	\$1,511.56
TOTAL*	\$15,235.40	\$15,396.32

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 30, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100699
2764 North Holton Street

The Department of City Development reports that the tax foreclosed property located at 2764 North Holton Street, Tax Key No. 314-0738-000-5, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This residential structure is occupied. Administrative costs incurred by our Department total \$556.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

October 18, 2010

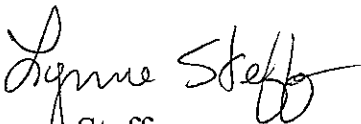
Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100699
Address 2764 N Holton St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,


Lynne Steffen
Business Operations Manager

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100699:

[illegible]



Legislation Details (With Text)

File #: 100713 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 3060 N. 56th St., in the 10th Aldermanic District to its former owner. (Franklin Credit Management)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Health Dept, Dept of City Development, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100713

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 3060 N. 56th St., in the 10th Aldermanic District to its former owner. (Franklin Credit Management)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 3060 N. 56th St., previously owned by Franklin Credit Management , has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100713; and

Whereas, Franklin Credit Management would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Franklin Credit Management has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 3060 N. 56th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 415, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 28, 2010

To: Milwaukee Common Council
City Hall, Room 205

From:  Wayne F. Whittow
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 306-0227-000-5
Address: 3060 3060 N 56TH ST
Applicant/Requester: FRANKLIN CREDIT MANAGEMENT
C/O BLOMMER PETERMAN SC
2010-01 Inrem File
Parcel: 415
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

#1818007

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.
5. Complete boxes a, b, c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 3060 N. 56TH STREET

TAXKEY NUMBER 306-0227-000-5

NAME OF APPLICANT Franklin Credit Management Corporation do Blomner Peterman, S.C

MAILING ADDRESS 13700 W. Greenfield Avenue, Brookfield, WI 53005

(262) 790-5719

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

B. FORMER OWNER

YES

NO

X

If no, describe interest in this property.

Mortgage holder of interest

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (if not applicable, write NONE).

N/A

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES

X

NO

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES

NO

X

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.

APPLICANT'S SIGNATURE

[Signature]

DATE

9-27-10



13700 West Greenfield Avenue Brookfield, Wisconsin 53005
(262) 790-5719 Fax (262) 790-5721
www.blommerpeterman.com

September 27, 2010

City Treasurer
200 East Wells Street
Room 103
Milwaukee, WI 53202

RE: 3060 North 56th Street, Milwaukee, WI 53210
Tax Key Number: 306-0227-000-5
Request for Vacation of In Rem Judgment

Dear Sir or Madam:

Please find enclosed for submission the completed Request for Vacation of In Rem Judgment in regards to the above referenced property. Also enclosed is a check in the amount of \$1,370.00 for administrative costs.

Please contact our office at your earliest convenience and advise of the date of the Milwaukee Judiciary and Legislative Committee meeting which our office will appear at in regards to this request.

If you have any questions, please feel free to contact our office.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Pliskie', is written over the name Benjamin J. Pliskie.

Benjamin J. Pliskie

Enclosures



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Credit Franklin Management

Tax Account No.: 306-0227-000-5

Property Address: 3060 W 56th St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vocated
Subgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Kerry

Date: 9/28/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/28/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 306-0227-000 - 5
Property Address: 3060 3060 N 56TH ST
Applicant: FRANKLIN CREDIT MANAGEMENT CORP
C/O BOMMER PETTERMAN

Parcel Number: 415
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100713 Reopening and Vacating InRem Judgment
Tax Key No.: 306-0227-000-5
Address: 3060 N 56TH ST
Applicant/Requester: FRANKLIN CREDIT MANAGEMENT
C/O BLOMMER PETERMAN SC
2010-01 in rem, Parcel: 415
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$8,175.91	\$8,175.91
Interest	\$1,756.46	\$1,836.90
Penalty	\$878.24	\$918.44
TOTAL*	\$10,810.61	\$10,931.25

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk

From: Binder, Rosemary
Sent: Tuesday, October 05, 2010 1:08 PM
To: Elmer, Linda
Subject: RE: 2 more incoming in-rem files -
[Nothing from the lead program on these either. Have a great afternoon.](#)

Rose Binder
Office Assist. III
City of Milwaukee Health Department
Ziedler Municipal Building 1st Fl
841 N Broadway
Milwaukee, WI 53202
phone: 414-286-0387
fax: 414-286-0715
WWW.Milwaukee.gov/health

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From: Elmer, Linda
Sent: Monday, October 04, 2010 4:16 PM
To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry
Subject: 2 more incoming in-rem files -



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 7, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100713
3060 North 56th Street

The Department of City Development reports that the tax foreclosed property located at 3060 North 56th Street, Tax Key No. 306-0227-000-5, is not suitable for use by a public agency or community based organization. Although the property is in the West Burleigh Planning Area, the house is not needed for implementation of the plan.

This residential structure is vacant. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100713
Address 3060 N 56th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department has no objection to the return of the property, provided the applicant pays \$299.56 for Litter Cleanup charges and \$50.00 for Reinspection Fees, for a total of \$349.56. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager

NOTICES SENT TO FOR FILE 100713:

[illegible]



Legislation Details (With Text)

File #: 100671 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4176 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100671

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4176 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4176 S. 51st St., previously owned by Associated Bank, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100671; and

Whereas, Associated Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Associated Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4176 S. 51st St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 966, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 20, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 574-0307-000-0
Address: 4176 4176 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 Inrem File
Parcel: 966
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4176 South 51st Street, Milwaukee, WI 53220

TAXKEY NUMBER 574-0307-000-0

NAME OF APPLICANT Associated Bank, N.A.

MAILING ADDRESS Grady, Hayes & Neary, LLC, c/o Elizabeth A. Neary
N14 W23777 Stone Ridge Drive, Suite 200
Waukesha, WI 53188 262-347-2001

CITY _____ STATE _____ ZIP CODE _____ TELEPHONE NUMBER _____

B. FORMER OWNER YES _____ NO X

If no, describe interest in this property Secured mortgage interest and judgment of
foreclosure dated May 17, 2010

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO X

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE Elizabeth A. Neary DATE 9-16-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Associated Bank NA

Tax Account No.: 574-0307-000-0

Property Address: 4176 S 51st St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated
Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: [Signature]

Date: 9/24/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/20/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 574-0307-000 - 0
Property Address: 4176 4176 S 51ST ST
Applicant: ASSOCIATED BANK NA

Parcel Number: 966
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100671 Reopening and Vacating InRem Judgment
Tax Key No.: 574-0307-000-0
Address: 4176 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 in rem, Parcel: 966
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$30,291.48	\$30,291.48
Interest	\$6,026.35	\$6,327.92
Penalty	\$3,013.18	\$3,163.96
TOTAL*	\$39,331.01	\$39,783.36

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100671
Address 4176 S 51st St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100671
4176 South 51st Street

The Department of City Development reports that the tax foreclosed property located at 4176 South 51st Street, Tax Key No. 574-0307-000-0, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This apartments structure is occupied. Administrative costs incurred by our Department total \$864.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100671:

[illegible]



Legislation Details (With Text)

File #: 100672 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4200 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100672

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4200 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4200 S. 51st St., previously owned by Associated Bank, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100672; and

Whereas, Associated Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Associated Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4200 S. 51st St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 967, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 20, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 574-0308-000-6
Address: 4200 4200 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 Inrem File
Parcel: 967
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4200 South 51st Street, Milwaukee, WI 53220

TAXKEY NUMBER 574-0308-000-6

NAME OF APPLICANT Association Bank, N.A.

MAILING ADDRESS c/o Elizabeth A. Neary, Grady, Hayes & Neary, LLC

N14 W23777 Stoneridge Drive, Suite 200

Waukesha, WI 53188

262-347-2001

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

B. FORMER OWNER YES _____ NO x

If no, describe interest in this property Secured mortgage interest and judgment of foreclosure dated May 17, 2010.

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES x NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO x

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE Elizabeth A. Neary DATE 9-16-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Associated Bank NA

Tax Account No.: 574-0308-000-6

Property Address: 4200 S 51st St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated
Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: [Signature]

Date: 9/20/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/20/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 574-0308-000 - 6
Property Address: 4200 4200 S 51ST ST
Applicant: ASSOCIATED BANK NA

Parcel Number: 967
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100672 Reopening and Vacating InRem Judgment
Tax Key No.: 574-0308-000-6
Address: 4200 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 in rem, Parcel: 967
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$30,392.25	\$30,392.25
Interest	\$6,047.31	\$6,349.88
Penalty	\$3,023.66	\$3,174.94
TOTAL*	\$39,463.22	\$39,917.07

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100672
Address 4200 S 51st St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100672
4200 South 51st Street

The Department of City Development reports that the tax foreclosed property located at 4200 South 51st Street, Tax Key No. 574-0308-000-6, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This apartments structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100672:

[illegible]



Legislation Details (With Text)

File #: 100673 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4155 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100673

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4155 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4155 S. 51st St., previously owned by Associated Bank, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100673; and

Whereas, Associated Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Associated Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4155 S. 51st St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 965, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 20, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 573-0817-100-2
Address: 4155 4155 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 Inrem File
Parcel: 965
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4155 South 51st Street, Milwaukee, WI 53220

TAXKEY NUMBER 573-0817-100-2

NAME OF APPLICANT Associated Bank, N.A.

MAILING ADDRESS Grady, Hayews & Neary, LLC. c/o Elizabeth A. Neary

N14 W23777 Stone Ridge, Suite 200

Waukesha, WI 53188

262-347-2001

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

B. FORMER OWNER YES _____ NO X

If no, describe interest in this property Secured mortgage interest and judgment of

foreclosure dated May 17, 2010

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES X NO _____

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES _____ NO X

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

Elizabeth A. Neary

DATE 9-16-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Associated Bank NA

Tax Account No.: 573-0817-100-2

Property Address: 4155 S. 51st St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐

Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated
Judgment

Duplicate Tax Bill Fee ☐

Other ☒

Received by: Kerry

Date: 9/20/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/20/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 573-0817-100 - 2
Property Address: 4155 4155 S 51ST ST
Applicant: ASSOCIATED BANK NA

Parcel Number: 965
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100673 Reopening and Vacating InRem Judgment
Tax Key No.: 573-0817-100-2
Address: 4155 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 in rem, Parcel: 965
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$32,667.55	\$32,667.55
Interest	\$6,501.28	\$6,826.60
Penalty	\$3,250.63	\$3,413.30
TOTAL*	\$42,419.46	\$42,907.45

***The above figures may change prior to payment due to possible additional costs.**

WFW/ku



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100673
 Address 4155 S 51st St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100673
4155 South 51st Street

The Department of City Development reports that the tax foreclosed property located at 4155 South 51st Street, Tax Key No. 573-0817-100-2, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This apartments structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100673:

[illegible]



Legislation Details (With Text)

File #: 100674 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 4133 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100674

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 4133 S. 51st St., in the 11th Aldermanic District to its former owner. (Associated Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 4133 S. 51st St., previously owned by Associated Bank, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100674; and

Whereas, Associated Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Associated Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 4133 S. 51st St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 964, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer




James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 20, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 573-0815-100-1
Address: 4133 4133 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 Inrem File
Parcel: 964
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

ALLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 4133 South 51st Street, Milwaukee, WI 53220

TAXKEY NUMBER 573-0815-100-1

NAME OF APPLICANT Associated Bank, N.A.

MAILING ADDRESS Grady, Hayes & Neary, LLC

N14 W23777 Stone Ridge, Suite 200

Waukesha, WI 53188

262-347-2001

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

B. FORMER OWNER YES ☐ NO ☒

If no, describe interest in this property Secured mortgage interest and judgment of foreclosure dated May 17, 2010

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES ☒ NO ☐

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES ☐ NO ☒

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

Elizabeth A. Neary

DATE

9-16-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Associated Bank NA

Tax Account No.: 573-0815-100-1

Property Address: 4133 S 51st St

Cash \$ _____ Check \$ 1370.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Vacated Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Larry

Date: 9/20/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/20/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 573-0815-100 - 1
Property Address: 4133 4133 S 51ST ST
Applicant: ASSOCIATED BANK NA

Parcel Number: 964
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100674 Reopening and Vacating InRem Judgment
Tax Key No.: 573-0815-100-1
Address: 4133 S 51ST ST
Applicant/Requester: ASSOCIATED BANK NA
2010-01 in rem, Parcel: 964
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$32,954.55	\$32,954.55
Interest	\$6,552.42	\$6,880.61
Penalty	\$3,276.20	\$3,440.31
TOTAL*	\$42,783.17	\$43,275.47

***The above figures may change prior to payment due to possible additional costs.**

WFW/ku



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100674
Address 4133 S 51st St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100674
4133 South 51st Street

The Department of City Development reports that the tax foreclosed property located at 4133 South 51st Street, Tax Key No. 573-0815-100-1, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This apartments structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100674:

[illegible]



Legislation Details (With Text)

File #: 100677 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 5620 S. 27th St., in the 13th Aldermanic District to its former owner. (Wells Fargo Bank)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Updated Treasurer's Office, Treasurer's Office, Dept of Neighborhood Services, Dept of City Development, Health Dept, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100677

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 5620 S. 27th St., in the 13th Aldermanic District to its former owner. (Wells Fargo Bank)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 5620 S. 27th St., previously owned by Wells Fargo Bank, has delinquent taxes for 2007-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100677; and

Whereas, Wells Fargo Bank would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Wells Fargo Bank has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 5620 S. 27th St., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 977, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



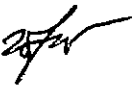
James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 23, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 669-0689-000-4
Address: 5620 5620 S 27TH ST
Applicant/Requester: WELLS FARGO BANK NA
2010-01 Inrem File
Parcel: 977
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS 5620 S. 27th St., Unit 7, Milwaukee, WI 53221-4108

TAXKEY NUMBER 669-0689-4 / Parcel No. 977

NAME OF APPLICANT Wells Fargo Bank, N.A.

MAILING ADDRESS c/o Gray + Associates, LLP, Attn: D'Ann Haskins, 16345 W. Glendale Dr.

New Berlin

WI

53151-2841

(414) 224-1741

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

B. FORMER OWNER

YES

NO

X

If no, describe interest in this property Wells Fargo Bank holds the First mortgage on

this property. (Mtg. in the amount of \$123,000.00 recorded 4-4-07 as
Doc. No. 9411472.)

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

None

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES

X

NO

Attached

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES

NO

X (Wells is not former owner)

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.

APPLICANT'S SIGNATURE

[Signature]

DATE 9-21-10

Duncan C. Detkey, Attorney, Gray + Associates, LLP.



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Wells Fargo Bank NA

Tax Account No.: 669-0689-000-4

Property Address: 5620 S 27th St

Cash \$ _____ Check \$ 1376.00

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Uncontested Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Kenny

Date: 9/23/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/23/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 669-0689-000 - 4
Property Address: 5620 5620 S 27TH ST
Applicant: WELLS FARGO BANK NA

Parcel Number: 977
CaseNumber: 10CV005385

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100677 Reopening and Vacating InRem Judgment
Tax Key No.: 669-0689-000-4
Address: 5620 S 27TH ST
Applicant/Requester: WELLS FARGO BANK NA
2010-01 in rem, Parcel: 977
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$885.29	\$885.29
Interest	\$229.21	\$236.72
Penalty	\$114.61	\$118.36
TOTAL*	\$1,229.11	\$1,240.37

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: Reopening and Vacating InRem Judgment
Tax Key No.: 669-0689-000-4
Address: 5620 S 27TH ST
Applicant/Requester: WELLS FARGO BANK NA
2010-01 in rem, Parcel: 977
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2007-2009	\$885.29	\$885.29
Interest	\$229.21	\$236.72
Penalty	\$114.61	\$118.36
TOTAL*	\$1,229.11	\$1,240.37

***The above figures may change prior to payment due to possible additional costs.**

WFW/slk



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

September 28, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100677
 Address 5620 S 27th St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request.

Sincerely,

Lynne Steffen
Business Operations Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 28, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100677
5620 South 27th Street

The Department of City Development reports that the tax foreclosed property located at 5620 South 27th Street, Tax Key No. 669-0689-000-4, is not suitable for use by a public agency or community based organization. Also, said property is not located in an existing or planned project area.

This condominium structure is vacant. Administrative costs incurred by our Department total \$555.15.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office

From: Binder, Rosemary

Sent: Tuesday, October 05, 2010 1:08 PM

To: Elmer, Linda

Subject: RE: Yeap, we ALL got job security goin' on here!

The lead program has nothing on these addresses. Sorry I just realized I did not e-mail you back on them.

Rose Binder

Office Assist. III

City of Milwaukee Health Department

Ziedler Municipal Building 1st Fl

841 N Broadway

Milwaukee, WI 53202

phone: 414-286-0387

fax: 414-286-0715

WWW.Milwaukee.gov/health

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From: Elmer, Linda

Sent: Wednesday, September 29, 2010 1:25 PM

To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry

Subject: Yeap, we ALL got job security goin' on here!

NOTICES SENT TO FOR FILE 100677:

[illegible]



Legislation Details (With Text)

File #: 100716 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the return of real estate located at 2552-2554 W. Fond du Lac Ave., in the 15th Aldermanic District to its former owner. (Freddie Holloway)

Sponsors: THE CHAIR

Indexes: IN REM JUDGMENTS

Attachments: Application, Treasurer's Office, Health Dept, Dept of City Development, Dept of Neighborhood Services, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	1	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100716

Version

SUBSTITUTE 1

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the return of real estate located at 2552-2554 W. Fond du Lac Ave., in the 15th Aldermanic District to its former owner. (Freddie Holloway)

Analysis

Permits return of property owned by the City under conditions imposed by s. 304-50, Milw. Code of Ordinances

Body

Whereas, The property located at 2552-2554 W. Fond du Lac Ave., previously owned by Freddie Holloway, has delinquent taxes for 2008-2009 and was foreclosed upon pursuant to Sec. 75.521, Wis. Stats., and a fee simple absolute was obtained in favor of the City of Milwaukee dated July 26100716; and

Whereas, Freddie Holloway would like to reclaim said property by paying all City and County real estate taxes, plus accrued interest and penalties to date of payment, and all costs as sustained by the City in the foreclosing and management of said property since July 26; and

Whereas, Freddie Holloway has agreed to pay all related city charges up until the point that the property is returned, as well as all charges and conditions which are detailed in the letters submitted by the Department of Neighborhood Services, Department of City Development, the Health Department and the Treasurer's Office, as though set forth in this resolution; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that in order to return the property at 2552-2554 W. Fond du Lac Ave., a cashier's check must be submitted in the amount indicated by the City Treasurer within thirty (30) calendar days of the adoption of this resolution; and, be it

Further Resolved, That the City Attorney is then authorized to enter into a stipulation with the former owner to reopen and vacate the City's judgment in Milwaukee County Circuit Court Case No. 10CV005385 known as the 2010-01 In Rem Parcel 646, securing the court's order and recording said order with the Milwaukee County Register of Deeds; and, be it

Further Resolved, That if the above delinquent taxes, interest, and penalties are not paid within thirty (30) calendar days of the adoption of this resolution, this process becomes null and void.

Drafter

CC CC

lme

10/14/10

WAYNE F. WHITTOW
City Treasurer



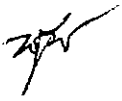
James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

September 29, 2010

To: Milwaukee Common Council
City Hall, Room 205

From: Wayne F. Whittow 
City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 325-1435-000-X
Address: 2552 2554 W FOND DU LAC AV
Applicant/Requester: FREDDIE L HOLLOWAY
2010-01 Inrem File
Parcel: 646
Case: 10CV005385

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 7/26/2010.

WFW/ku

REQUEST FOR VACATION OF IN REM JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with ball point pen.
2. Use separate form for each property.
3. Check the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem judgment to the date of receipt of the request by the City Clerk.
4. **Administrative costs totaling \$1,370.00, must be paid by Cashiers Check or cash to the City Treasurer's Office prior to acceptance of this application.**
5. Complete boxes a, b c, d, and e.
6. Forward completed application to City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS

2552 + 2554 W Fon Du Lac R

TAXKEY NUMBER

325-1435 X

NAME OF APPLICANT

Freddie Lee Holloway

MAILING ADDRESS

2554 W Fon Du Lac R

CITY

Milwaukee

STATE

Wis. 53206

ZIP CODE

TELEPHONE NUMBER

414 460-442

B. FORMER OWNER

YES

☒

NO

☐

If no, describe interest in this property

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE THAT THE FORMER OWNER HAS AN OWNERSHIP INTEREST IN (If not applicable, write NONE).

3321 N 1st Mil. Wis 53212

(Use reverse side, if additional space is needed)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached)

YES

☒

NO

☐

E. DEPT OF NEIGHBORHOOD SERVICES FILING:

Have applications to record the subject property and any other unrecorded properties in which the former owner has an ownership interest been filed with the Department of Neighborhood Services per s. 200-51.5.

YES

NO

☒

☐

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold City harmless from and against any cost or expense which may be asserted against City as a result of its being in the chain of title to the property. **Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid.**

APPLICANT'S SIGNATURE

Freddie L. Holloway

DATE

9-21-10



Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103
200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2240

Received of: Freddie Lee Holloway

Tax Account No.: 325-1435-X

Property Address: 2552 - 2554 Fond du Lac

Cash \$ 1370.00 Check \$ _____

Installment Payment ☐ Bond Payment ☐

Delinquent Tax Payment ☐ Year: _____

Current Collection Tax Payment ☐ Upgraded
Judgment

Duplicate Tax Bill Fee ☐ Other ☒

Received by: Lucy

Date: 9/29/10

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collections	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date: 9/29/2010

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2010 - 01
Taxkey Number: 325-1435-000 - X
Property Address: 2552 2554 W FOND DU LAC AV
Applicant: FREDDIE L HOLLOWAY

Parcel Number: 646
CaseNumber: 10CV005385

October 25, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100716 Reopening and Vacating InRem Judgment
Tax Key No.: 325-1435-000-X
Address: 2552 2554 W FOND DU LAC AV
Applicant/Requester: FREDDIE L HOLLOWAY
2010-01 in rem, Parcel: 646
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2008-2009	\$3,129.78	\$3,129.78
Interest	\$430.05	\$461.35
Penalty	\$215.03	\$230.68
TOTAL*	\$3,774.86	\$3,821.81

***The above figures may change prior to payment due to possible additional costs.**

The applicant also lists ownership interest in the following property:
3321 N 1st St – Tax Key #282-0345-3 with taxes paid in full.

WFW/slk

October 14, 2010

To: Milwaukee Common Council
Room 205, City Hall

From: Wayne F. Whittow, City Treasurer
Office of the City Treasurer

Re: 100716 Reopening and Vacating InRem Judgment
Tax Key No.: 325-1435-000-X
Address: 2552 2554 W FOND DU LAC AV
Applicant/Requester: FREDDIE L HOLLOWAY
2010-01 in rem, Parcel: 646
Case: 10CV005385, Acquired: 7/26/2010

Listed below are the outstanding taxes on the above parcel. Since interest and penalties accrue monthly, figures are listed for two months. The administrative costs in the amount of \$1,370.00 have been paid.

TAX YEARS	IF PAID IN NOV	IF PAID IN DEC
2008-2009	\$3,129.78	\$3,129.78
Interest	\$430.05	\$461.35
Penalty	\$215.03	\$230.68
TOTAL*	\$3,774.86	\$3,821.81

***The above figures may change prior to payment due to possible additional costs.**

The applicant also lists ownership interest in the following property:
3321 N 1st St – Tax Key #325-1435-X with taxes paid in full.

WFW/slk



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 7, 2010

Ms. Linda Elmer, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Elmer:

Re: File Number 100716
2552-54 West Fond du Lac Avenue

The Department of City Development reports that the tax foreclosed property located at 2552-54 West Fond du Lac Avenue, Tax Key No. 325-1435-000-X, is not suitable for use by a public agency or community based organization. Although the property is in the Fond du Lac and North Avenue planning area, the building is not needed for implementation of the plan.

This commercial structure is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Ms. Karen Taylor at Extension 5738.

Sincerely,

Elaine M. Miller
Manager, Real Estate Services

c: K. Urban, City Treasurer/Customer Service
M. Crump, City Attorney's Office



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

October 18, 2010

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 100716
Address 2552-54 W Fond Du Lac Av

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request. If the Common Council approves the return of the property, a Property Recording application will need to be filed at that time.

Sincerely,

Lynne Steffen
Business Operations Manager

From: Binder, Rosemary
Sent: Tuesday, October 05, 2010 1:08 PM
To: Elmer, Linda
Subject: RE: 2 more incoming in-rem files -
[Nothing from the lead program on these either. Have a great afternoon.](#)

Rose Binder
Office Assist. III
City of Milwaukee Health Department
Ziedler Municipal Building 1st Fl
841 N Broadway
Milwaukee, WI 53202
phone: 414-286-0387
fax: 414-286-0715
WWW.Milwaukee.gov/health

Notice: This e-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you receive this e-mail in error, please notify the sender, delete the e-mail, and do not use, disclose or store the information it contains.

From: Elmer, Linda
Sent: Monday, October 04, 2010 4:16 PM
To: Binder, Rosemary; Koepsel, Sandra; Smith, Mary; Steffen, Lynne; Taylor, Karen; Urban, Kerry
Subject: 2 more incoming in-rem files -

NOTICES SENT TO FOR FILE 100716:

[illegible]

2003 Statistics**GENERAL INFORMATION ABOUT MILWAUKEE**

Altitude (City datum)	.581.2 feet
City Area	.96.1 square miles
Geographic Center	North 42nd Street and West North Avenue
Shoreline of Lake Michigan in City	.10.2 miles
Incorporated by Wisconsin Charter	January 31, 1846

GENERAL INFORMATION ABOUT MILWAUKEE'S INFRASTRUCTURE

Alleys, total	.414.6 miles
Freeways	.40.1 miles
Paved City Streets	.1,417 miles
Unpaved City Streets	.15 miles
Total city streets	.1,432 miles
Miles of lighted streets	.1,288.54 miles
City maintained bridges	.220
Movable bridges	.20
Total bridge openings	.18,119
Total sewer mileage in operation (sanitary, storm and combined)	.2,437
Main line sewers in the City	.120 miles
Streets with interim lighting	.81.84 miles
Unlit streets	.43.69 miles
Street lighting units	.66,871
Alley lighting units	.8,790
Traffic control signals	.728 intersections
Traffic control signs	.102,058
Underground conduit	.546.3 miles
Bus stops, signage maintained	.4,267

MILWAUKEE WATER WORKS

Howard Avenue plant capacity	.105 million gallons/day (MGD)
Linnwood plant capacity	.275 million gallons/day (MGD)
Total annual pumpage (gallons)	.46.1 billion
Consumption per capita per day (gallons)	.65
Meters in service	.160,966
Water hydrants	.19,726
Water mains in service (miles)	.1,954
Revenue	\$.74.5 million
Milwaukee Water Works' purification process is comprised of ozone disinfection, alum coagulation, dual media filtration, fluoridation, corrosion control, and chloramine post-disinfection.	
<u>Retail customers:</u> Franklin, Greenfield, Hales Corners, St. Francis, West Milwaukee	
<u>Wholesale customers:</u> Brown Deer, Butler, Greendale, Menomonee Falls, Milwaukee County Grounds, New Berlin, Shorewood, Wauwatosa, West Allis, WE Energies Water Services	

SANITATION

Residential Waste collected	.179,784 Tons
Recyclables collected	.26,100 Tons
Leaves and Yard Waste collected & composted	.25,285 Tons
Snowfall (January - December)	.32.6 Inches
General snow plowings	.2
Ice control operations	.23

FORESTRY DIVISION

Trees on city streets	.200,000
Shade trees planted	.2,731
Trees pruned	.50,258
Trees removed (all causes)	.3,529
Stumps removed	.4,143
Boulevard medians & greenspaces maintained	.476 acres
Flowers produced, annuals	.371,546
Flowers planted, annuals	.185,448
Flowers planted, perennials & bulbs	.7,455
Shrubs planted	.1,497
Evergreens planted	.107
Landscaped boulevard medians	.121.8 miles
Greenspaces maintained	.59
Totlots maintained	.57
City properties maintained	.20
Service requests	.9,620

INFRASTRUCTURE SERVICES -**SEWER DESIGN AND MAINTENANCE**

Sewers examined	.84 miles
Sewers cleaned	.422.2 miles
New sewers	.81 miles
Replacement sewers	.13.11 miles
Sewer lining	.2.0 miles
Service calls answered	.7,937

FLEET SERVICES

Work Orders	.31,415
Preventive Maintenance Inspections Performed	.7,359
Tires Mounted	.3,933
Field Service Calls, Tires	.4,392
Field Service Calls, Other	.7,212
Stockroom Activity	\$.4710,704
Vehicles Serviced	
Passenger Vehicles	.1,047
Packers, Rear Load	.144
Packers, Front Load and Roll-off	.22
Packers, Recycling	.51
Tractors	.65
Street Sweepers	.29
Sewer cleaners, flushers, etc.	.7
Construction equipment	.487
Trucks, all other	.842
Compressors	.96
Vehicle Total	.2,790
Non-automotive equipment	.1,395
Total Serviced	.4,185

STREET AND BRIDGE MAINTENANCE

Bridges, inspected	.180
Bridges, number of openings	.14,119
Pavement seal coating (square yards)	.261,288
Asphalt surface by contract (tons)	.3,057
Production of asphalt mixes (tons)	.15,012

Average Total DPW Employees, 20032,400

Rec'd 2/24/2005



Legislation Details (With Text)

File #: 100753 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to the claim of Atty. William Foshag on behalf of Beltway Capital Management, LLC for property damage. (15th Aldermanic District)

Sponsors: THE CHAIR

Indexes: CLAIMS

Attachments: City Attorney Letter.pdf, Claim, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100753

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relating to the claim of Atty. William Foshag on behalf of Beltway Capital Management, LLC for property damage. (15th Aldermanic District)

Requestor

City Attorney

Drafter

JAS:ms

October 11, 2010

1053-2010-2262:162166

GRANT F. LANGLEY
City Attorney

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



THOMAS O. GARTNER
SUSAN D. BICKERT
STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA F. HOUREN
JOHN J. HEINEN
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
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
MEGAN T. CRUMP
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

October 11, 2010

To the Honorable Common Council
Of the City of Milwaukee
Room 205 – City Hall

Re: Resolution Relating to the Claim of Beltway Capital Management, LLC
C.I. File No. 10-L-74

Dear Council Members:

We return the enclosed document which has been filed with the City Clerk and ask that it be introduced and referred to the Committee on Judiciary & Legislation with the following recommendation.

Claimant, Beltway Capital Management, LLC, by its attorney, Gray & Associates, LLP, Attorney William N. Foshag, 16345 West Glendale Drive, New Berlin, WI 53151-2841, allege that on/about April 15, 2010 the City of Milwaukee Department of Neighborhood Services (DNS) breached its agreement with claimant when it razed the property located at 2355-2357 North 45th Street, Milwaukee, WI. They claim damages in the amount of \$42,500.00.

Our investigation reveals that on July 23, 2009 the DNS agreed in writing to stay enforcement of a raze order on the property for 90 days to allow the owner to negotiate a restoration agreement. DNS accepted a \$7,500.00 escrow payment in exchange for the 90-day stay. The owner then failed to take further action. Thus, the property was razed approximately 8 months after the lapsing of the agreement. While the claimant contends that he was in constant subsequent contact with DNS, that contact was merely typical of what would be expected with any vacant property and in no way can be described as granting any further forbearance beyond the 90-day stay.

DNS also exhausted all of the legal requirements as outlined in Wis. Stats., § 66.0143. Since the DNS followed proper procedures in this matter, the City cannot accept liability and we recommend denial of this claim.

To the Honorable Common Council
Of the City of Milwaukee
October 11, 2010
Page 2

Very truly yours,

GRANT F. LANGLEY
City Attorney

JAN A. SMOKOWICZ
Assistant City Attorney

JAS:ms
Enclosure
1053-2010-2262:161640

NOTICE OF CLAIM
Sec. 893.80(1)(a),(b), Wis. Stats.

VIA CERTIFIED MAIL AND PERSONAL SERVICE

City Clerk, City of Milwaukee
ATTN: CLAIMS
200 E. Wells Street, Room 205
Milwaukee, WI 53202-3567

Claimant: Beltway Capital Management, LLC
Claimant's Address: 11350 McCormick Road, Executive Plaza II, Suite 902
Hunt Valley, Maryland 21031
c/o Gray & Associates, LLP, Attorney William N. Foshag
16345 W Glendale Drive
New Berlin, Wisconsin 53151
(414) 224-3490
wfoshag@gray-law.com

Date of Occurrence: April 15, 2010 - April 25, 2010
Location of Occurrence: 2355-57 North 45th Street, Milwaukee, WI 53210

Circumstances of Claim: Breach of an agreement with the City to refrain from demolition of property until after a pending foreclosure action was completed.

Prior to filing the foreclosure action Claimant had learned that the City of Milwaukee had issued a demolition and raze order on the subject property. On July 23, 2009, Claimant deposited a \$7,500.00 escrow payment, confirmed by the City of Milwaukee by letter of the same date, a copy of which is attached.

After the July 23, 2009 letter and payment, Claimant remained in contact with the City of Milwaukee and the inspector assigned to the property. On August 11, 2009, the City advised Claimant that the City is willing to work with Claimant as long as Claimant is moving forward with the foreclosure and as long as Claimant cleaned out and secured the property. Claimant cleaned out and secured the property on August 24, 2009, initiated the foreclosure action, and notified the City of same on August 31, 2009. Claimant was notified on September 11, 2009 that the City had inspected the subject property to confirm that it had been secured and cleaned out as was previously discussed.

Under the belief and understanding that the City and Claimant had an agreement, the foreclosure action continued, and Claimant ordered property inspections to be completed on a monthly basis to confirm the property remained secured and boarded as instructed by the City. On October 23, 2009 Claimant ordered that the property be winterized to prevent against damage due to freezing temperatures, and on November 30, 2009 Claimant ordered that the property be cleaned up, specifically the exterior yard where trash was being dumped by unknown parties. This pattern continued with the understanding that once the foreclosure was complete, and should Claimant then become the lawful owner of the property, that a rehabilitation agreement would then be reached.

CITY OF MILWAUKEE
2010 AUG 19 PM 1:59
RONALD D. JEFFREY
CITY CLERK

CITY OF MILWAUKEE
RECEIVED
2010 AUG 19 PM 2:45
OFFICE OF
CITY ATTORNEY

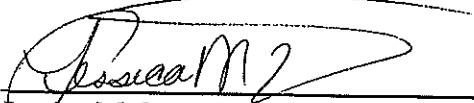
Claimant's monthly inspection records from July 2009 to April 2010 are attached. According to the inspection records as of the March 20, 2010 inspection the property remained intact. Claimant therefore allowed its counsel to proceed to sheriff's sale on April 5, 2010 and confirmation of that sale on April 19, 2010 as previously instructed. On April 26, 2010 it was discovered that the property had been demolished and all that remained was a vacant lot. Based upon online records, Claimant believes the demolition may have occurred on April 15, 2010, but prior to having received its own April 26, 2010 inspection records, Claimant had no indication from the City of Milwaukee or reason to believe that the property was to be demolished by the City in April 2010. Quite the opposite, Claimant believed that the City had agreed to hold off on the demolition until after the foreclosure process had been completed, and after Claimant had again conferred with the City Inspector assigned to the property.

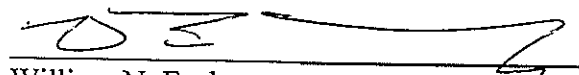
This document shall constitute proper notice of claim pursuant to the terms of **Sec. 893.80(1)(a), Wis. Stats.**, and is being duly served upon the City of Milwaukee. The claim is based upon **breach of an agreement** between the Claimant and the City to refrain from demolition of the subject property, 2355-57 North 45th Street, Milwaukee, WI 53210, until after such time as the Claimant could complete the foreclosure process and the City and the Claimant could thereafter further agree upon a rehabilitation agreement for the property.

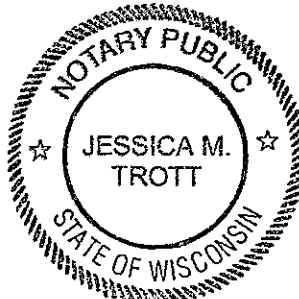
A claim setting forth an **itemized statement of the relief** sought, required by **Sec. 893.80(1)(b), Wis. Stats.** is as follows:

Loss of Claimant's July 23, 2009 Escrow Payment (see attached).....	\$7,500.00
Attorney's Fees associated with the foreclosure action.....	\$2,477.50
Costs associated with the foreclosure action.....	\$1,382.50
Monthly Property Inspections July 2009 to April 2010 (see attached).....	\$145.00
Costs associated with securing, boarding, cleaning up debris at the..... property (see attached)	\$3,225.00
Cost estimate associated with raze to be added to tax roll (see attached).....	\$7,550.00
Lost value of property if repaired (estimate liquidation "quick" sale value..... \$33,750.00, based on 65% of attached broker's estimate \$55,000.00 repaired value) versus current tax \$15,500.00 value of vacant lot (tax bills attached)	\$20,250.00
<u>TOTAL CLAIM</u>	<u>\$42,500.00</u>

Subscribed and sworn to before me
this 6th day of August, 2010.


Jessica M. Trott, Notary Public,
State of Wisconsin, Waukesha County
My commission expires: 08/07/2011


William N. Foshag
State Bar No. 1020417





Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

2355 N 45TH S
Jul 23, 2009/1:24P
01-269443/H/\$7500.0

INTENT TO AGREE

July 23, 2009

To Whom it May Concern:

RE: 2355-57 N 45 St
Raze order NO. 6989901

The Department of Neighborhood Services hereby accepts the \$7,500 escrow payment and hereby agrees to stay enforcement of raze order at 2355-57 N 45 Street for 90 days to allow the owner to negotiate a restoration agreement for above-mentioned raze order.

Very Truly yours,

Ronald Roberts, Manager
Condemnation Division

=====

CITY OF MILWAUKEE
DEPT OF NEIGHBORHOOD SERVICES
841 N BROADWAY, Room 105

Reg-Receipt:01-0269443 C:Jul 23 2009
Cashier:H 1:24pm A:Jul 23 2009

=====

0650 RAZING-DEMO DEPOSITS	\$7500.00
2355 N 45TH ST	
=====	
TOTAL DUE:	\$7500.00
=====	
RECEIVED FROM:	
BANK OF AMERICA, BELTWAY CAPITAL LLC	
Check	\$7500.00
=====	
TOTAL TENDERED:	\$7500.00
=====	
CHANGE DUE:	\$0.00
=====	



Cashier's Check

No. 3476717

Notice to Cashier: In the event the check is lost, misapplied or stolen, a new check may be issued and the original check voided. The cashier should be notified immediately by telephone or in writing. This check should be negotiated within 90 days.

Date: 03/11/2009

3476717

Banking Center
HUNT VALLEY

5018083 00606 003476717

BELOW: APPLICABLE
Reimbursement (Purchased By)

\$ **7500.00**

Pay **SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS**

To:
The
Order
Of
CITY OF WILMINGTON
**2355-2357 N. 15TH ST **

Bank of America, N.A.
San Antonio, Texas

Authorized Signature
[Signature]

ANTI-FRAUD PROTECTION PATENTS 5,777,794; 5,846,158 US PATENT 5,333,345; 5,348,884; 5,790,150

⑈3476717⑈ ⑆114000019⑆ 001641001015⑈

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK. THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK.

**NATIONAL FIELD NFR...
REPRESENTATIVES**

 1000 1470, 01/01/2009, 1470 1470
 Phone: (603) 543-1000
 Fax: (603) 543-1818

Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5073009
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: DECLINING House Color: BROWN WHITE # of Stories: 2 STORY Est Value: 50-75K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 6 IN	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Yes Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 7/16/2009 Returned: Reps Initials: MS-WI Wint'd: Sec'd:	Comments: NO SECURING COMPLETED- FIRE DAMAGE- BOARDED - OPEN WORK ORDER TO REMOVE GREEN BOARD & INSTALLING SECURITY DOOR. PROVIDE ESTIMATES TO REPLACE/REPAIR FRONT DOOR, BOARD & REPAIR FIRE DAMAGE. Recommend: PLEASE ADVISE IF ANY ACTION IS NEEDED.

NATIONAL FIELD
REPRESENTATIVESPO Box 1440, Claremont, NH 03743
Phone: (603) 543-1000
Fax: (603) 543-1818

Work Order Completion

TRANSMISSION TO: Brian Gray 8/04/2009
BSI FINANCIAL SERVICES,
INC 824475

!! Damages Noted !!

REGARDING:

LOAN NUMBER: 94-129624-16
BORROWER NAME: DAMION BROWN
PROPERTY ADDRESS: 2355 - 2357 N 45TH ST
CITY, STATE, ZIP: MILWAUKEE, WI 53210

COMPLETION DATE: 7/27/2009

DEAR Brian Gray:

The following work has been completed:

- Secured property to master A389
- Installed lockbox coded to 1250
- Removed green board and installed security door per bid
- The following are our estimates to remove interior debris, refrigerator, paint, board windows, remove personals, install new front door, hire 3rd party fire inspector to complete the estimate to check if property can be salvaged.

Thank you for this opportunity to be of service.

Ginger Ohlson

FTV: 1/12/2009 SEC: 7/27/2009 WINT: 11/11/2009 CC: KEY: A389

[Overview](#) | [Send Message](#) | [Forward Item](#) | [10 photos](#)

NATIONAL FIELD REPRESENTATIVES

 PO Box 1440, Claremont, NH 03743
 Phone: (603) 543-1000
 Fax: (603) 543-1818

Inspection Results	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$19.00 Inv#: 5073341
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: STABLE House Color: BROWN/WHITE # of Stories: 2 STORY Est Value: 75K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 4"	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 8/18/2009 Returned: 8/19/2009 Reps Initials: MS-WI Wint'd: Sec'd: 7/27/2009	Comments: 08/16/09 ESTIMATE DENIED Recommend:

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Updated: 05/24/2010 - 04:49 pm

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NATIONAL FIELD REPRESENTATIVES

 PO Box 1440, Claremont, NH 03743
 Phone: (603) 543-1000
 Fax: (603) 543-1616

Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$19.00 Inv#: 5073698
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: DECLINING House Color: WHITE / BROWN # of Stories: 2 STORY Est Value: 50K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 4"	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 9/18/2009 Returned: Reps Initials: MS-WI Wint'd: Sec'd: 7/27/2009	Comments: 08/16/09 ESTIMATE DENIED Recommend:

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Updated: 05/24/2010 - 04:48 pm

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NATIONAL FIELD REPRESENTATIVESPO Box 1440, Claremont, NH 03743
Phone: (603) 543-1000
Fax: (603) 543-1818

Message: (1-1) of 1 record

To:	Brian Gray	Posted:	10/08/2009 11:05:13 AM
From:	Cindy St. Amant	Read:	10/08/2009 4:43:38 PM
Subject:	RE: Milwaukee advisory notice		
Relates To:	Loan: 94-129624-16 - P.I. - VAC - Inspected: 09/18/2009		

Good Morning Brian,

You can e-mail me the notice to cstamant@nationalfieldreps.com and I will keep it in your file.

Thank you,
Cindy ext. 225

On 10/08/2009 10:51 am Brian Gray (BSIBELT) wrote:
Cindy, our foreclosure attorney received an advisory notice from the city of Milwaukee. I have the notice if you need it please provide your email address. As you will see the property is vacant and has been secured. It use to have a raze against it but I have worked with the city to clear that by cleaning out the property. If you have any questions please call me at 410-403-2077. Thanks Brian

Reply

[View In Box](#) | ☒ Show read messages | [New Message](#)

NATIONAL FIELD REPRESENTATIVES

 PO Box 1440, Claremont, NH 03743
 Phone: (603) 543-1000
 Fax: (603) 543-1818

Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5074031
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: STABLE House Color: BROWN.WHITE # of Stories: 2 STORY Est Value:
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 3"	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 10/15/2009 Returned: Reps Initials: MS-WI Wint'd: Sec'd: 7/27/2009	Comments: OPEN WORK ORDER TO REGISTER VACANT BUILDING Recommend:

[Overview](#) | [Send Message](#) | [Forward Item](#) | [1 photo](#)

Updated: 05/24/2010 - 04:47 pm

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NATIONAL FIELD REPRESENTATIVESPO Box 1440, Claremont, NH 03743
Phone: (603) 543-1000
Fax: (603) 543-1818

Message: (1-1) of 1 record

To: Brian Gray	Posted: 10/23/2009 9:06:38 AM
From: Sarah Gorman	Read: 10/23/2009 1:37:44 PM
Subject: Vacant Building Registration	
Relates To: Loan: 94-129624-16 - WO#844177 - Vacant Building Registration - Completed: 10/13/2009	
The following work has been completed:	
<ul style="list-style-type: none">• The registration form was completed and sent via UPS to the City• Confirmed on the UPS web site that the package was delivered	
Thank You Sarah	
Reply	

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NATIONAL FIELD REPRESENTATIVES

PO Box 1440, Claremont, NH 03743
Phone: (603) 543-1000
Fax: (603) 543-1818

Work Order Completion

TRANSMISSION TO: Brian Gray 11/03/2009
BSI FINANCIAL SERVICES,
INC 848727

REGARDING:

LOAN NUMBER: 94-129624-16
BORROWER NAME: DAMION BROWN
PROPERTY ADDRESS: 2355 - 2357 N 45TH ST
CITY, STATE, ZIP: MILWAUKEE, WI 53210

COMPLETION DATE: 10/27/2009

DEAR Brian Gray:

The following work has been completed:

- Winterized best possible due to being interrupted by gang members surrounding vehicle and locking reps in house, bid to follow.

Thank you for this opportunity to be of service.

Renee Peters

FTV: 1/12/2009 SEC: 7/27/2009 WINT: 11/11/2009 CC: KEY: A389

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NATIONAL FIELD REPRESENTATIVESPO Box 1440, Claremont, NH 03743
Phone: (603) 543-1000
Fax: (603) 543-1818**Work Order Completion****TRANSMISSION TO:** Brian Gray 11/20/2009
BSI FINANCIAL SERVICES,
INC 851679**REGARDING:****!! Damages Noted !!****LOAN NUMBER:** 94-129624-16
BORROWER NAME: DAMION BROWN
PROPERTY ADDRESS: 2355 - 2357 N 45TH ST
CITY, STATE, ZIP: MILWAUKEE, WI 53210**COMPLETION DATE:** 11/11/2009

DEAR Brian Gray:

The following work has been completed:

- Obtained police assistance to complete winterization per bid
- Completed winterization best possible due to missing water meter, water heater removed from pipes, and no plumbing to blow air through lines. Utilities are off, and water is off at street.
- The following is our estimate to remove exterior debris

• * * * * DAMAGES NOTED * * * * *

*Plumbing damages: \$12,800.00

- Water meter missing
- Water heater detached from pipes
- Plumbing missing
- Sump pump missing

• * * * * DAMAGES NOTED * * * * *

Thank you for this opportunity to be of service.

Renee Peters

FTV: 1/12/2009 SEC: 7/27/2009 WINT: 11/11/2009 CC: KEY: A389

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NATIONAL FIELD REPRESENTATIVES

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Inspection Results	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$17.00 Inv#: 5074349
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: DECLINING House Color: brown/white # of Stories: 2 STORY Est Value: 50-75k
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 3 in	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 11/14/2009 Returned: 11/17/2009 Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: open work order to complete approved bid work Recommend:

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Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5074721
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: DECLNING House Color: BROWN # of Stories: 2 STORY Est Value: 75K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass:	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 12/17/2009 Returned: Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: OPEN ESTIMATES REMAIN VALID Recommend: PLEASE ADVISE ON OPEN ESTIMATES

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Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5075047
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: STABLE House Color: white, brown # of Stories: 2 STORY Est Value: 30
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 0 in	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 1/18/2010 Returned: Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: Open estimates remain valid Recommend: Please advise on open estimates

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Inspection Results	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5075420
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: DECLNING House Color: WHITE/BROWN # of Stories: 2 STORY Est Value: 50-75K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass: 0 IN	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 2/13/2010 Returned: 2/16/2010 Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: Recommend:

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 Phone: (603) 543-1000
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Inspection Results	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: \$15.00 Inv#: 5076128
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: POOR Prop Type: DUPLEX Construction: FRAME Neighborhood: STABLE House Color: BROWN/WHITE # of Stories: 2 STORY Est Value: 50K
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass:	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Yes Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 3/20/2010 Returned: 3/23/2010 Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: Recommend:

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NATIONAL FIELD REPRESENTATIVES

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Phone: (603) 543-1000
Fax: (603) 543-1818

Vacancy Report	
BSI FINANCIAL SERVICES, INC DAMION BROWN 2355 - 2357 N 45TH ST MILWAUKEE, WI 53210	ATTN: Orderdesk Loan #: 94-129624-16 Loan Type: CONV-UN Insp Type: PI Insp Chg: (Not Yet Inv)
Occupancy Information	Property Condition
Occ: VAC For Sale: NO Occupied By: How Verified: VISUAL	Condition: FAIR Prop Type: VAC LAND Construction: OTHER Neighborhood: STABLE House Color: # of Stories: OTHER Est Value:
Vacancy Information	Damage / Hazards
Elect On: No Gas On: No Water On: No Pers. Prop: No Pool On-Site: No Pool Secure: Prop Secure: Yes Ht of Grass:	<i>Checked only if noted</i> Storm: Neglect: Flood: Vandalism: Fire: Roof Leak: Freeze: Env Haz: Other: FTV Date: 1/12/2009
Interview Information	
Interviewee: Home Phone: Work Phone: Reason Del: Attitude: Income Type: Income Amt:	Tenant Name: Rent Paid To: Tenant Phone: Oblig Type: Oblig Name: Oblig Bal: Oblig Pmt:
Inspection Information	
Date Insp: 4/26/2010 Returned: Reps Initials: MS-WI Wint'd: 11/11/2009 Sec'd: 7/27/2009	Comments: 4/10 VACANT LOT, HOME DEMOLISHED Recommend: PLEASE ADVISE IF ANY ACTION IS NEEDED

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ALLING DEVELOPMENT, INC.
3707 N. RICHARDS STREET #104
MILWAUKEE, WI 53212

INVOICE: 046

Work order #: Beltway Capital management, llc 001
Address: 2355 N. 45th Street Milwaukee, WI
Taxkey #: 328-1278-000
Case #: N/A

Work to be performed:

BOARD-UP OF 16 WINDOWS ON 2ND & 3RD FLOOR , REMOVAL OF APPROX. 45 TO 50 YARDS OF FIRE DEBRIS FROM PROPERTY, ALL FLOORS WILL BE SWEEPED CLEAN. BROKEN GLASS AND DEBRIS WILL BE REMOVED FROM OUTSIDE OF PROPERTY. ALL MATERIAL WILL BE REMOVED FROM SITE.

COST TO COMPLETE: \$3,225.00

PLEASE MAKE ALL CHECKS PAYABLE TO: ALLING DEVELOPMENT, INC.

Thank you

LIC. NO.
HICN 0009249

Permit detail 2355 N 45TH ST
Taxkey 328-1278-000
Permit #:850450

Printed 08/06/10 07:54

Current district:592 Permit Date:03/04/2010
Tract: 49

Permit type:745 Razing

AKA:2355 0 N 45TH ST
Addit info:
Fee: 112.57 Est cost: 7069 Occupancy:2 FAMILY Use code: 2
Contractor:CREAM CITY WRECKING #Units: 2
Owner on permit: ALLEGRA COCOS
535320000

Section:Condemnation #Open Sections: 0
Curr Status:Closed Inspection#:
Open/Final:Final Last Status Change Date:04/15/2010 By:HAMMERMAN, MICHAEL
Raze Type:Razed by City

Permit History

Section	Date	Status	By
Condemnation	04/15/2010	1 Closed	HAMMERMAN, MICHAEL

Permit detail 2355 N 45TH ST
Taxkey 328-1278-000
Permit #:850451

Printed 08/06/10 07:54

Current district:592 Permit Date:03/04/2010
Tract: 49

Permit type:771 Erosion Control with Raze

AKA:2355- 0 N 45TH ST
Addit info: Occupancy:2 FAMILY Use code: 2
Fee: 150.00 Est cost: 169 #Units: 0
Contractor:CREAM CITY WRECKING
Owner on permit: DAMION BROWN
53210

Section:Condemnation #Open Sections: 0
Curr Status:Closed Inspection#: 0
Open/Final:Final Last Status Change Date:06/24/2010 By:KRAUS, BRIAN J
Raze Type:

Permit History

Section	Date	Status	By
Condemnation	06/24/2010	1 Closed	KRAUS, BRIAN J

2009 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE

TAX KEY/ACCOUNT NO: 328-1278-9

LOCATION OF PROPERTY: 2355 - 2357 N 45TH ST

LEGAL DESCRIPTION: PLAT PAGE 328-12 NEIGHBORHOOD 2520

KEYSTONE IN SE 1/4 SEC 14-7-21

BLOCK 4 S 2' LOT 4 + N 34' LOT 5

WAYNE F. WHITTOW**CITY TREASURER**

CITY HALL, ROOM 103

200 EAST WELLS STREET

MILWAUKEE, WISCONSIN 53202

TELEPHONE: (414) 286-2240

TTY: (414) 286-2025

FAX: (414) 286-3186

www.milwaukee.gov/treasurer

DAMION BROWN

2355 N 45TH ST

MILWAUKEE, WI

53210

PRIOR TAXES ARE DELINQUENT

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
RES	5,600	8,800	14,400	DELQ CITY SERVICES 376.68 DNS MISCELLANEOUS 525.00 WEED REMOVAL 150.00 DELQ WATER 1,737.76 ADDITIONAL CHARGES 715.78 TOTAL 3,505.22
Avg. Assmt. Ratio	Est. Fair Mkt-Land	Est. Fair Mkt.- Improvements	Total Est. Fair Market	
0.9282	6,000	9,500	15,500	
School taxes reduced by school levy tax credit			24.77	

Tax Levy	2008 Est. State Aids	2009 Est. State Aids	2008 Net Tax	2009 Net Tax	% Change
State of Wis.			19.50	2.64	-86.4
Sewerage Dist.			148.36	20.60	-86.1
Public Schools	704,260,990	695,778,554	894.63	128.73	-85.6
Tech. College	10,042,581	10,023,709	210.89	29.72	-85.9
County Govt.	29,627,260	29,345,589	455.08	64.52	-85.8
City Govt.	262,954,412	260,881,942	876.64	127.96	-85.4
Total	1,006,885,243	996,029,794	2,605.10	374.17	-85.6
First Dollar Credit			-37.82	-73.11	+93.3
Lottery and Gaming Credit			0.00	0.00	
Net Property Tax			2,567.28	301.06	-88.2
Special Assessments and Charges				3,505.22	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges.			TOTAL DUE		3,806.28
Monthly Installment Payment Due: February through July 2010	206.71	Net Assessed Value Rate Before Credits 25.984	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2010		3,806.28
Monthly Installment Payment Due: August, September, and October 2010	197.25		FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2010		1,974.27

2009 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE

TAX KEY/ACCOUNT NO: 328-1278-9

LOCATION OF PROPERTY: 2355 - 2357 N 45TH ST

☐ CHECK FOR ADDRESS CHANGE
☐ PAID UNDER PROTEST

Make Check Payable and Mail to: WAYNE F. WHITTOW CITY TREASURER BOX 78776 MILWAUKEE, WI 53278-0776	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2010	3,806.28
	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2010	1,974.27
	PLEASE WRITE IN AMOUNT ENCLOSED	
\$		M

DAMION BROWN

2355 N 45TH ST

MILWAUKEE, WI

53210

PRIOR TAXES ARE DELINQUENT

0010100363281278000900003806280001974270

2008 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE

TAX KEY/ACCOUNT NO: 328-1278-9

LOCATION OF PROPERTY: 2355 - 2357 N 45TH ST

LEGAL DESCRIPTION: PLAT PAGE 328-12 NEIGHBORHOOD 2520

KEYSTONE IN SE 1/4 SEC 14-7-21

BLOCK 4 S 2' LOT 4 + N 34' LOT 5

WAYNE F. WHITTOW**CITY TREASURER**

CITY HALL, ROOM 103

200 EAST WELLS STREET

MILWAUKEE, WISCONSIN 53202

TELEPHONE: (414) 286-2240

TTY: (414) 286-2025

FAX: (414) 286-3186

www.milwaukee.gov/treasurer

DAMION BROWN

2355 N 45TH ST

MILWAUKEE, WI

53210

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges	
RES	5,600	102,800	108,400	WEED REMOVAL	105.00
				DELQ MMSD SEWER	1,606.29
				BUILDING NUISANCE	761.00
				DELQ CITY SERVICES	326.05
				ADDITIONAL CHARGES	2,661.29
				TOTAL	5,459.63
Avg. Assmt. Ratio	Est. Fair Mkt-Land	Est. Fair Mkt.- Improvements	Total Est. Fair Market		
0.9521	5,900	108,000	113,900		
School taxes reduced by school levy tax credit			170.50		
Tax Levy	2007 Est. State Aids	2008 Est. State Aids	2007 Net Tax	2008 Net Tax	% Change
State of Wis.			18.64	19.50	+4.6
Sewerage Dist.			140.91	148.36	+5.2
Public Schools	710,017,575	704,260,990	750.34	894.63	+19.2
Tech. College	10,022,630	10,042,581	194.90	210.89	+8.2
County Govt.	29,509,282	29,627,260	427.69	455.08	+6.4
City Govt.	261,262,353	262,954,412	810.91	876.64	+8.1
Total	1,010,811,840	1,006,885,243	2,343.39	2,605.10	+11.1
First Dollar Credit			0.00	-37.82	
Lottery and Gaming Credit			0.00	0.00	
Net Property Tax			2,343.39	2,567.28	+9.5
Special Assessments and Charges				5,459.63	
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges.			TOTAL DUE		8,026.91
Monthly Installment Payment Due: February through July 2009	281.42	Net Assessed Value Rate Before Credits	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2009		8,026.91
Monthly Installment Payment Due: August, September, and October 2009	199.11	24.032	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2009		5,741.06

2008 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE

TAX KEY/ACCOUNT NO: 328-1278-9

LOCATION OF PROPERTY: 2355 - 2357 N 45TH ST

☐ CHECK FOR ADDRESS CHANGE
☐ PAID UNDER PROTEST

Make Check Payable and Mail to: WAYNE F. WHITTOW CITY TREASURER BOX 78776 MILWAUKEE, WI 53278-0776	FULL PAYMENT DUE	8,026.91
	ON OR BEFORE JAN. 31, 2009	
	FIRST INSTALLMENT PAYMENT	5,741.06
	DUE ON OR BEFORE JAN. 31, 2009	
PLEASE WRITE IN AMOUNT ENCLOSED		
<div style="display: flex; justify-content: space-between;"> \$ M </div>		

DAMION BROWN

2355 N 45TH ST

MILWAUKEE, WI

53210

0010090363281278000900008026910005741068

Address: 2355-57 N 45TH ST. MILWAUKEE WI 53210			
Borrower Name: Damion Brown		Inspection Date: 7/08/2009	Delivery Date: 7/08/2009
Loan Number: 9412962416	APN: unknown	Property ID: 3684879	Order ID: 786702
Order Tracking ID: D. Brown	Tracking ID 1: D. Brown	Tracking ID 2: n/a	Tracking ID 3: n/a

I. General Conditions	
Property Type:	Duplex
Occupancy:	Vacant (Secure? Yes)
Property Condition:	Fair
Condition Comments:	the building is a large two story duplex. the building is boarded and appears to have had a fire and in need of rehab.
HOA?	No

II. Subject Sales & Listing History				
Current Listing Status: Subject is not currently listed.				
Date Listed	Date Sold	List Price	Sale Price	Notes

III. Neighborhood & Market Data:		
Location Type:	Urban	Local Economy Is: Depressed
Sales Price in this Neighborhood:	Low : \$15,000 High :\$90,000	
Market for this type of property has:	Decreased 8 % in the past 6 months.	
Normal Marketing Days:	<180	
Neighborhood Comments, Positive:	close to hwy and near bus line.	
Neighborhood Comments, Negative:	the area has mostly distressed buildings and about 50% are vacant and boarded.	
# of Properties for Sale:	28	

IV. Current Listings				
	Subject	Listing #1	Listing #2	Listing #3 *
Street Address	2355-57 N 45TH ST.	2345 n 45th	2501 n 45th	2475 n 44th
	MILWAUKEE, WI	MILWAUKEE, WI	MILWAUKEE, WI	MILWAUKEE, WI
Zip Code	53210	53210	53210	53210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj. [2]		0.04 ¹	0.17 ¹	0.15 ¹
List Price \$		\$49,900	\$39,900	\$39,900
Days on Mkt.		79	29	129
Age	91	88	94	95
Condition	Fair	average	fair	fair
Style/Design	duplex	duplex	duplex	duplex
Living Sq. Feet	2812 (\$6/ft) ²	2863 (\$17/ft)	2894 (\$14/ft)	3025 (\$13/ft)
Br/Ba	6/2	6/2	6/2	6/2
Total Room #	12	12	12	10
Garage	2 dt	none	none	1 dt
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Lot Size	.103 Ac.	.103 Ac.	.115 Ac.	.135 Ac.
Sales Type		REO	REO	REO
Other				

* Listing #3 is the most comparable listing to the subject.

Comments (why the comparable listing is superior or inferior to the subject).

Listing #1: reo comp, but tenant occupied. similar building and location.

Listing #2: similar location and building. needs complete rehab.

Listing #3: located on the same street, similar building and condition.

¹ Comp's "Miles to Subject" was calc'd by the system. ² Comp's "Miles to Subject" provided by Broker. ³ Subject \$/ft based upon as-is sale price.

V. Recent Sales:				
	Subject	Sold #1	Sold #2	Sold #3 *
Street Address	2355-57 N 45TH ST.	2745 n 41st	2423 n 44th	2632 n 49th
	MILWAUKEE, WI	MILWAUKEE, WI	MILWAUKEE, WI	MILWAUKEE, WI
Zip Code	53210	53210	53210	53210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj. [2]		0.56 ¹	0.10 ¹	0.40 ¹
List Price \$		\$34,900	\$24,900	\$21,500
Sale Price \$		\$34,500	\$20,000	\$15,000
Type of Financing		Cash	Cash	Cash
Date of Sale		5/13/2009	6/17/2009	4/3/2009
Days on Mkt.		44	55	189
Age (# of Years)	91	92	84	87
Condition	Fair	fair	fair	poor
Style/Design	duplex	duplex	duplex	duplex
Living Sq. Feet	2812 (\$6/ft) ³	3025 (\$11/ft)	3087 (\$6/ft)	2540 (\$6/ft)
Br/Ba	6/2	6/2	6/2	6/2
Total Room #	12	12	12	12
Garage	2 dt	none	1 dt	none
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Lot Size	.103 Ac.	.135 Ac.	.12 Ac.	.1 Ac.
Sales Type		REO	REO	REO
Other				
Adjustment \$+/- (See notes below)		-\$2,000	+\$4,000	+\$3,000
Adjusted Value		\$32,500	\$24,000	\$18,000
* recent sale #3 is the most comparable Sale to the subject.				
Reasons for Adjustments (Why the comparable is superior or inferior to the subject.)				
Sold #1: slightly superior location, similar condition and building, original list 49k				
Sold #2: same street, needs complete rehab, original list 39k				
Sold #3: slightly smaller building, similar building and condition, original list 49k				
¹ Comp's "Miles to Subject" was calc'd by the system. ² Comp's "Miles to Subject" provided by Broker. ³ Subject \$/ft based upon As-Is Value.				

VI. Marketing Strategy			
	"As-is" Value	"Repaired" Value	Comments Regarding Pricing Strategy:
Suggested List Price:	\$21,000	\$59,000	adjust for reo market and condition.
Sale Price:	\$18,000	\$55,000	
Additional Broker/Agent Information: Distance from Broker/Agent's office to subject is 5.84 miles. Broker/Agent has been a Real Estate Professional for 6 years.			

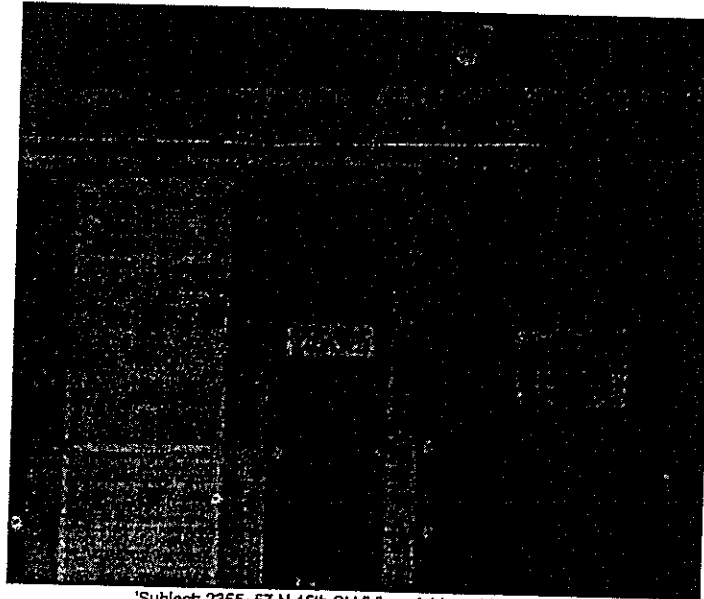
VII. Repair Addendum		
Estimated work to put the subject into "Repaired" condition (following FHA guidelines)		
Category	Comments	Estimated Cost
Exterior Paint		
Siding/Trim Repair	repair siding	\$5,000
Exterior Doors	install front doors	\$800
Windows	install/ repair windows	\$4,200
Garage		
Roof/Gutters		
Foundation		
Fencing		
Trashout/Landscaping		
Pool		
Other		
Other		
Estimated Exterior Repairs:		\$10,000
* Estimated Interior Repair Cost: (Estimate based on subject's age and exterior condition.)		\$18,000
* Total Estimated Repairs:		\$28,000

VIII. Clear Capital Quality Assurance Comments Addendum			
	"As-Is" Value	"Repaired" Value	Reviewer Notes:
Reviewer's Value Opinion:	\$18,000	\$55,000	The BPO is well supported. The broker has supplied good comps considering the market area and comp availability. Thus, the reviewer concurs with the broker's value.

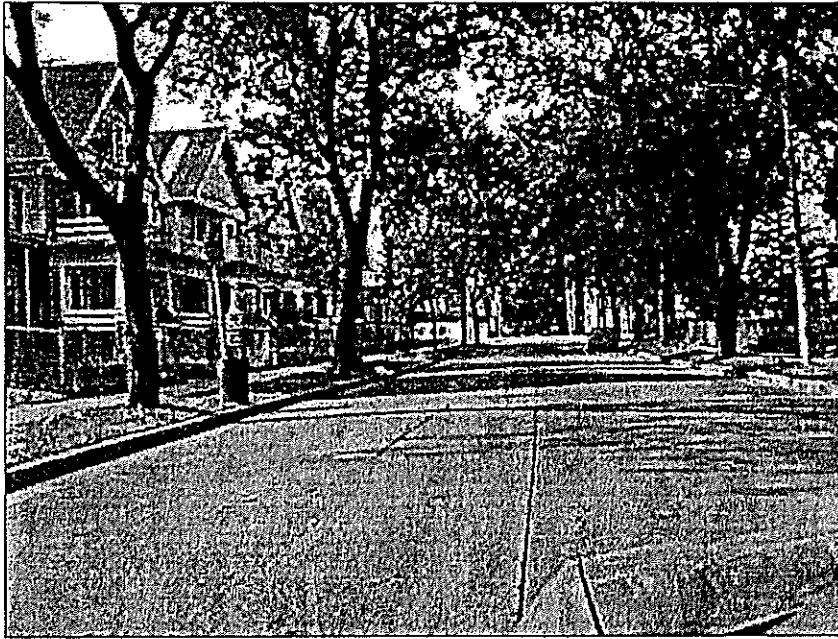
IX. Vendor Information			
Vendor: Clear Capital	Phone: (530) 550-2560	Fax: (800) 680-3787	Email: cuslkb@clearcapital.com
Address: 10875 Pioneer Trail, Second Floor, Truckee CA 96161			



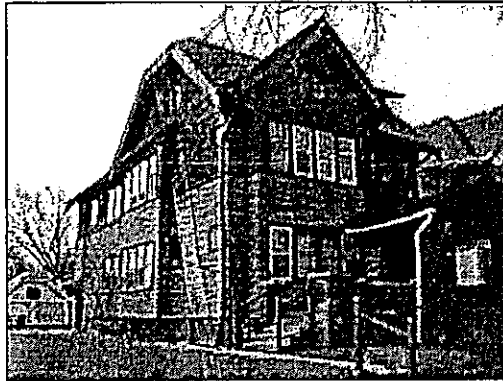
'Subject: 2355-57 N 45th St.' [View: Front]



'Subject: 2355-57 N 45th St.' [View: Address Verification]



'Subject: 2355-57 N 45th St' [View: Street]



'Listing Comp 1: 2345 n 45th' [View: Front]



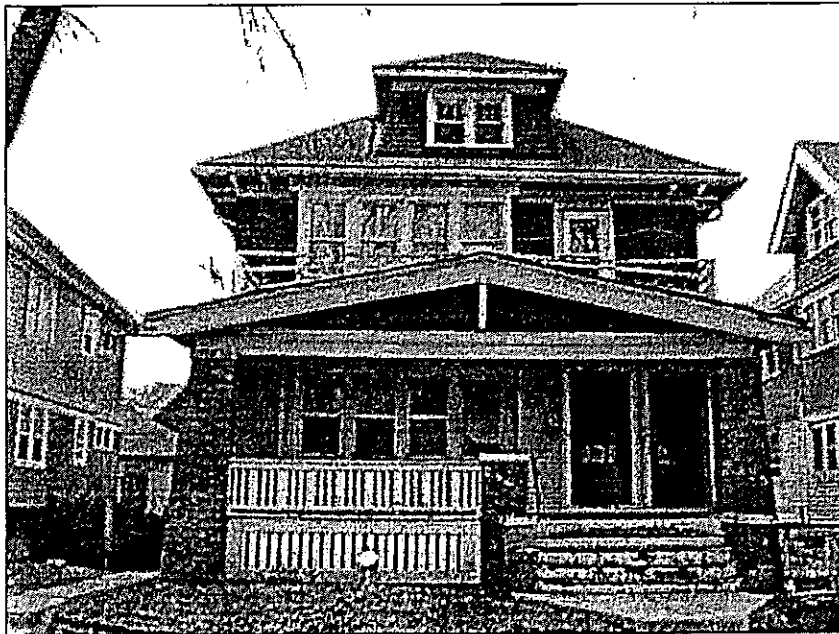
Listing Comp 2: 2501 n 45th [View: Front]



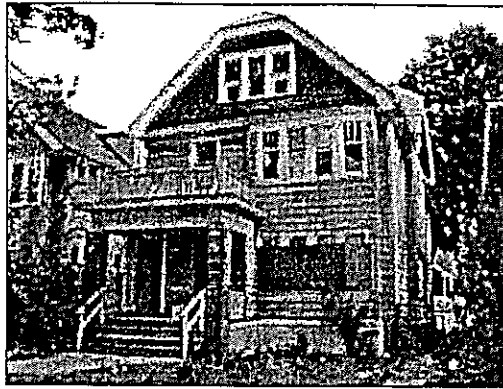
Listing Comp 3: 2475 n 44th [View: Front]



'Sold Comp 1: 2745 n 41st' [View: Front]

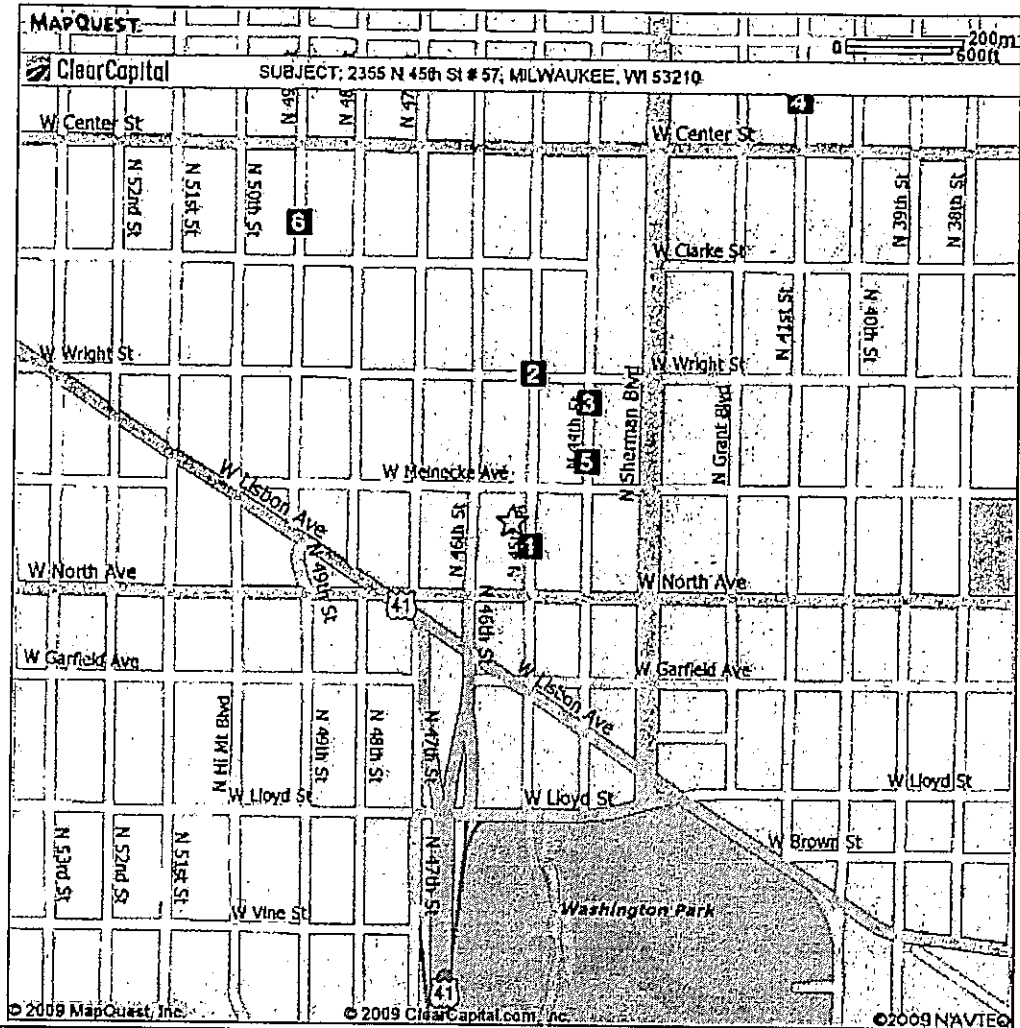


'Sold Comp 2: 2423 n 44th' [View: Front]



'Sold Comp 3: 2632 n 49th' [View: Front]

Subject Property: 2355 N 45th St # 57, Milwaukee, WI 53210



Listing/Sale	Address	Dist. to Subject	Mapping Accuracy
Subject	2355 N 45th St # 57, Milwaukee, WI 53210		Parcel Match
Current Listing 1	2345 N 45th, MILWAUKEE, WI 53210	0.04 Miles *	Exact Street Address
Current Listing 2	2501 N 45th, MILWAUKEE, WI 53210	0.17 Miles *	Exact Street Address
Current Listing 3	2475 N 44th, MILWAUKEE, WI 53210	0.15 Miles *	Exact Street Address
Recent Sale 4	2745 N 41st, MILWAUKEE, WI 53210	0.56 Miles *	Exact Street Address
Recent Sale 5	2423 N 44th, MILWAUKEE, WI 53210	0.10 Miles *	Exact Street Address
Recent Sale 6	2632 N 49th, MILWAUKEE, WI 53210	0.40 Miles *	Exact Street Address

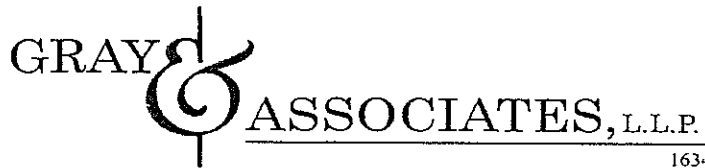
* Comparables in *italics* are not included in the ClearMap due to distance and/or ability to be GeoCoded.

* The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

* The Comparable "Distance from Subject" value has been provided by the broker.

© 2009 ClearCapital.com, Inc. web9.20090708.112041.FORMV22

This is not an appraisal. This document is provided solely for the use of the Clear Capital account holder, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within five (5) business days if it determines that this document is defective or unfit for its authorized use.



ATTORNEYS AT LAW

16345 WEST GLENDALE DRIVE • NEW BERLIN, WISCONSIN 53151
(414) 224-8404 • FAX (414) 224-1279

WILLIAM N. FOSHAG
DIRECT DIAL: (414) 224-3490
E-MAIL: WFOSHAG@GRAY-LAW.COM

August 6, 2010

VIA CERTIFIED MAIL AND PERSONAL SERVICE

City of Milwaukee
Attn: Mr. Ron Roberts, Supervisor
Condemnation Section
841 N. Broadway, Room 105
Milwaukee, WI 53202

CITY OF MILWAUKEE
RECEIVED
2010 AUG 10 AM 11:10
OFFICE OF
CITY ATTORNEY

RE: Property Address: 2355-57 North 45th Street, Milwaukee, WI 53210
Tax Key No: 328-1278-9
Our file: LaSalle Bank v. Damion Brown, Case No 09-CV-013276

Dear Mr. Roberts,

Gray & Associates, L.L.P. had been retained to handle a foreclosure action on a property located at 2355-57 North 45th Street, Milwaukee, WI 53210. Prior to filing the foreclosure action, our client had learned that the City of Milwaukee had issued a demolition and raze order on the subject property. On July 23, 2009, the plaintiff deposited a \$7,500.00 escrow payment, confirmed by the City of Milwaukee by letter of the same date, a copy of which is attached.

After the July 23, 2009 letter, our client, specifically, Brian Gray, remained in contact with the City of Milwaukee and the inspector assigned to the property, who I believe was Brian Kraus. On August 11, 2009, the City advised Brian Gray that the City is willing to work with our client as long as our client is moving forward with the foreclosure and as long as our client cleaned out and secured the property. Our client cleaned out and secured the property (on August 24, 2009), initiated the foreclosure action and notified the City of same on August 31, 2009. Brian Gray was notified on September 11, 2009 that the City had inspected the subject property to confirm that it had been secured and cleaned out as was previously discussed.

Under the belief that the City and the foreclosing lender had an agreement, the foreclosure action continued, and the lender ordered property inspections to be completed on a monthly basis to confirm the property remained secured and boarded as instructed by the City. On October 23, 2009 the lender ordered that the property be winterized to prevent against damage due to freezing temperatures, and on November 30, 2009 the plaintiff ordered that the property be cleaned up, specifically the exterior yard where trash was being dumped by

unknown parties. This pattern continued with the understanding that once the foreclosure was complete, and should the foreclosing lender become the lawful owner of the property, that a rehabilitation agreement would then be reached. The monthly inspection records from July 2009 to April 2010 are attached for your reference.

As of the March 20, 2010 inspection the property remained intact. The lender therefore allowed its counsel to proceed to sheriff's sale on April 5, 2010 and confirmation of that sale on April 19, 2010 as previously instructed. It was discovered through the April 26, 2010 inspection that the property had been demolished and all that remained was a vacant lot.

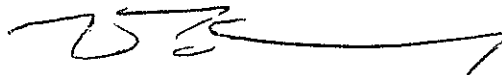
Based upon online records, the lender believes the demolition may have occurred on April 15, 2010, but prior to having received its own April 26, 2010 inspection records, the foreclosing lender had no indication from the City of Milwaukee or reason to believe that the property was to be demolished by the City in April 2010. Quite the opposite, the lender believed that the City had agreed to hold off on the demolition until after the foreclosure process had been completed, and after the lender had again conferred with the City Inspector assigned to the property.

The lender, who is also currently the owner of this property, would like to resolve this amicably. The purpose of this letter is to bring this matter to your attention and to request your assistance in the return of the \$7,500.00 deposit made by the lender to the City in July 2009. In the event this cannot be resolved, this letter is also being sent to provide you with a copy of the attached notice of the injury brought about by the demolition and notice of the claim the lender is considering, as provided for under Wisconsin Statute Section 893.80(1).

Please contact me directly with any concerns, or to further discuss this matter.

Sincerely,

GRAY & ASSOCIATES, LLP

A handwritten signature in black ink, appearing to read 'W. N. Foshag', with a long horizontal line extending to the right and a vertical line dropping down from the end.

William N. Foshag

WNF:jmt
Enclosures

Gray & Associates, L.L.P. is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose.

NOTICES SENT TO FOR FILE 100753:

[illegible]



Legislation Details (With Text)

File #: 100481 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 9/1/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to an appeal from Walter Shuk and Vladimir Shuk, Agents for Unlimited Realty Co. for property damage. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: CLAIMS APPEAL

Attachments: City Attorney Letter, Appeal, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/1/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/8/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/13/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100481

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relating to an appeal from Walter Shuk and Vladimir Shuk, Agents for Unlimited Realty Co. for property damage. (3rd Aldermanic District)

Drafter

CC-CC

dkf

8/18/10

GRANT F. LANGLEY
City Attorney

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

CITY OF
MILWAUKEE
Office of the City Attorney

THOMAS O. GARTNER
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ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

July 22, 2010

Unlimited Realty Co.
3201 North Lake Drive
Milwaukee, WI 53211-3125

RE: Unlimited Realty Co.
C.I. File No.: 10-S-176

Dear Mr. Shuk:

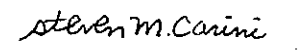
We have received your claim relating to the alleged theft of the headlights from your vehicle after it was towed to the City of Milwaukee Tow Lot.

Our investigation reveals that your vehicle was towed on May 25, 2010 for Safekeeping after it was involved in an accident. It appears that there was extensive damage to the front end of the vehicle as a result of the accident. The tow lot intake video indicates that the headlights were not on the vehicle when it arrived at the tow lot. As such, the damage appears to have been preexisting, and the City cannot accept liability. Therefore, we are denying your claim.

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

Very truly yours,


GRANT F. LANGLEY
City Attorney


STEVEN M. CARINI
Investigator Adjuster

SMC:ms
c: David Lawrence
1044-2010-1771:159804

Walter Shuk

August 9, 2010

To whom it may concern:

I'd like to appeal the decision pertaining to file # 10-S-176 and tow number is 1452611 and thus requesting a hearing. Our car was involved in an accident that resulted in a damage to the front end of the vehicle – car basically “hugged” the tree. The headlights were not damaged though. But when the tow truck came to remove the car from the City lot – both (!) headlights were missing with the plugs hanging out of the openings for the headlights. The act of theft was committed at supposed to be secured lot belonging to the City of Milwaukee. Please advise about the next step.



Walter Shuk

Unlimited Realty Co.

O: 414.271.5263
C: 414.349.5513
F: 414.727.4612

CITY OF MILWAUKEE
2010 AUG 12 AM 11:51
RONALD D. LEONHARDT
CITY CLERK

CITY OF MILWAUKEE
RECEIVED
2010 AUG 12 PM 3:05
OFFICE OF
CITY ATTORNEY

Walter Shuk

To whom it may concern:

Our car after being involved in the accident on 5/25/2010 was towed to the City lot at 3811 W. Lincoln Ave. The tow number is 1452611.

When I came to take the personal belongings from the car, the headlights were still on the vehicle.

When the tow truck from Advantage Auto came on 6/4/2010 to remove our car from City lot, I was notified by the driver that both headlights were missing (see attached picture). I immediately notified the lot's personnel and filled in the statement provided to me.

We request the investigation of the theft and expect to be reimbursed in the expedited fashion.

Vladimir Shuk

Unlimited Realty Co.

O: 414.271.LAND (5263)

C: 414.349.5513

F: 414.727.4612

CITY OF MILWAUKEE
2010 JUN 25 AM 11:42
RONALD D. LEONHARDT
CITY CLERK

CITY OF MILWAUKEE
RECEIVED
2010 JUN 28 PM 3:20
OFFICE OF
CITY ATTORNEY

CITIZEN USE ONLY

CUSTOMER INFORMATION

TOW #: 1452611

NAME: UNLIMITED REALTY CO

DATE: 6/4/2010

ADDRESS: 3201 N. LAKE DR, MILWAUKEE, WI 53211

CLERK ID: 351WPLG

PHONE #: (414) 349-5513

PHOTOS TAKEN ☒ YES ☐ NO

DATE FILED: 6/4/10

PHOTOS ATTACHED ☐ YES ☒ NOALL FORMS COMPLETED ☐ YES ☐ NO

***Complaint must be signed by citizen completing form.

CITIZEN'S STATEMENT

~~THE VEHICLE WAS MISSING BOTH HEADLIGHTS~~
THE VEHICLE WAS MISSING BOTH HEADLIGHTS
WHEN TOW COMPANY REMOVED IT FROM FROM IMPOUND
LOT.

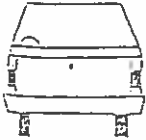
***SIGNATURE

DATE

-OVER-

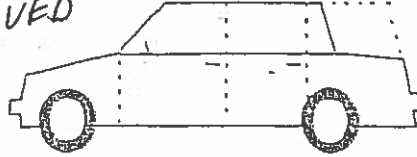
FRONT

BACK



BOTH HEADLIGHTS WERE REMOVED

DRIVER'S SIDE



PASSENGER'S SIDE



File a claim for *DAMAGE TO or THEFT FROM* your vehicle, Write a detailed letter and send to:

CITY CLERK'S OFFICE,
200 EAST WELLS STREET
CITY HALL, ROOM 205
MILWAUKEE, WI 53202
414-286-2221

FOR USE ONLY

INVESTIGATION RESULTS

WRITE TO: ☐ D. LAWRENCE ☐ L. BLACK ☐ RETURN TO LINDA

<p>SIGNATURE: _____</p>	<p>DATE: _____</p>

Formstowlot/complaintandinvestigationform/revised: 07/06 lmb



NOTICES SENT TO FOR FILE 100481:

[illegible]



Legislation Details (With Text)

File #: 100740 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to an appeal from Amanda Smith for property damage. (15th Aldermanic District)

Sponsors: THE CHAIR

Indexes: CLAIMS APPEAL

Attachments: City Attorney Letter, Appeal, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100740

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relating to an appeal from Amanda Smith for property damage. (15th Aldermanic District)

Drafter

CC-CC

dkf

10/8/10

GRANT F. LANGLEY
City Attorney

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

**CITY OF
MILWAUKEE**
Office of the City Attorney

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JAY A. UNORA
DONALD L. SCHRIEFER
EDWARD M. EHRlich
LEONARD A. TOKUS
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
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KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

September 20, 2010

Amanda Smith
4232 West Highland Blvd., Apt. 301
Milwaukee, WI 53208

RE: Amanda Smith
C.I. File No.: 10-S-273

Dear Ms. Smith:

We have received your claim in the amount of \$100.00, relating to damage allegedly sustained to your vehicle on August 3, 2010 when you were unable to avoid a sunken manhole due to the street lights being out at/near North 60th Street and West Vienna Avenue.

Our investigation reveals that the Infrastructure Services Division (ISD) reviewed their records relative to this incident. They found that they had no record of a complaint near a manhole in the vicinity of this alleged loss. The ISD conducted a site investigation and found all of the City structures were secure at the time of the investigation. They did find a WE Energies manhole that was in need of repair and advised WE Energies of same.

The ISD also reviewed their records relative to the light outage issue. They found that the street lights on the east side of North 60th Street were out due to a transclosure failure, but lights on the west side were working. The ISD had no notice of this condition prior to August 3, 2010. Since the City had no notice of the lighting condition and the manhole is not owned by the City, it cannot accept liability and we are denying your claim.


Amanda Smith
September 20, 2010
Page 2

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

Very truly yours,



GRANT F. LANGLEY
City Attorney



ROBERT OVERHOLT
Investigator Adjuster

RMO:ms
1029-2010-2349:161630

September 27, 2010

Amanda Smith
4232 W Highland Blvd
Apt # 301
Milwaukee, WI 53208

Milwaukee City Clerk
200 East Wells St.
Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
RECEIVED
2010 OCT -5 PM 4: 04
OFFICE OF
CITY ATTORNEY

To whom this may concern:

I am writing back to you to appeal the decision that was made denying my claim on August 3, 2010 C.I File no. 10-S-273. I would like to request a hearing in this matter.

Thank you,

Sincerely,



Amanda J. Smith

CITY OF MILWAUKEE
2010 OCT -4 PM 3: 23
RONALD D. LEONHARDT
CITY CLERK

CITY OF MILWAUKEE
RECEIVED

City Clerk
ATTN: CLAIMS
200 E. Wells St. Room 205
Milwaukee, WI 53202-1557
OFFICE OF
ATTORNEY

CITY OF MILWAUKEE

August 13, 2010

2010 AUG 24 PM 12: 09

RONALD D. LEONE JR.
CITY CLERK

Amanda Smith
4232 W. Highland Blvd
Apt # 301
Milwaukee, WI 53208

To whom it may concern:

My name is Amanda Smith a resident of Milwaukee County, I am writing to you regarding a situation that happened the night of Tuesday 8/3/2010. I was driving south on 60th and Vienna in the left hand lane in complete darkness because the street lights were out all down 60th. That night, I hit a deep manhole cover where the cement around it is badly cracked and damaged my rim to the point where my Cadillac CTS was not drivable. I sprained my wrist mid July and this incident has slowed down the healing process. After hitting the man hole cover I swerved off to the right but of course it was too late. The total costs were \$100.00 to have the cracked and bent rim welded back to its normal state. I am requesting the costs of the rim repair and compensation due to the inconvenience and hassle. This has forced me to have to pay for rides to get to work and physical damage it has caused me. I believe if the street lights were properly working that night I would have seen the poor condition of the street around the manhole cover and this could have been prevented, either way the street condition is very dangerous and should be fixed which I have brought to the city's attention.

Please contact me at your earliest convenience in regards to the matter, thank you.

Sincerely,



Amanda Smith
(414)699-1625
Smithamanda14@yahoo.com

Pro Wheels

(7256 S Ashland)
Chicago, IL
US

2008 W. Hebrons
Milwaukee WI

Cash Sale

Cash Sale No:
Cash Sale date:
Customer ID:
Reference:

(7/3/2516
7/21/2010
2)

08/07/10

To:
service

Sales Person	Contact name
Delivery date	Payment method Check

Qty.	Item	30 DAY WARRANTY NO CASH REFU	Unit Price	Discount	Line Total
1	air Fia Rim		\$0.00 \$ 100. ⁰⁰		\$0.00 \$ 100. ⁰⁰

Subtotal \$0.00
Sales tax \$0.00
Total \$ 100.⁰⁰



NOTICES SENT TO FOR FILE 100740:

[illegible]



Legislation Details (With Text)

File #: 100592 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 9/21/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to the claim of Curtis Massey for property damage.

Sponsors: THE CHAIR

Indexes: CLAIMS

Attachments: City Attorney Letter.pdf, Claim, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/21/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/23/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/23/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/4/2010	0	JUDICIARY & LEGISLATION COMMITTEE	RECOMMENDED FOR DISALLOWANCE & INDEF. POSTPONEMENT	Pass	5:0
10/12/2010	0	COMMON COUNCIL	REFERRED TO	Pass	14:0
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100592

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relating to the claim of Curtis Massey for property damage.

Requestor

Drafter

City Atty.

JAS:ms

9/14/10

GRANT F. LANGLEY
City Attorney

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



THOMAS O. GARTNER
BRUCE D. SCHRIMPF
SUSAN D. BICKERT
STUART S. MUKAMAL
THOMAS J. BEAMISH
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JOHN J. HEINEN
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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
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY
KATHRYN Z. BLOCK
MEGAN T. CRUMP
ELOISA DE LEÓN
ADAM B. STEPHENS
KEVIN P. SULLIVAN
BETH CONRADSON CLEARY
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

September 7, 2010

To the Honorable Common Council
Of the City of Milwaukee
Room 205 – City Hall

Re: Resolution Relating to the Claim of Curtis Massey
C.I. File No. 10-S-207

Dear Council Members:

We return the enclosed document which has been filed with the City Clerk and ask that it be introduced and referred to the Committee on Judiciary & Legislation with the following recommendation.

Claimant, Curtis Massey, 2210 Salem Boulevard, Zion, IL 60099, alleges that on/about July 8, 2010 a City tree caused damage to his property located at 1639-1641 North 33rd Street, Milwaukee, WI. He seeks damages in the amount of \$7,200.00.

Our investigation reveals that the Forestry Section (FS) was notified of a down and broken branch from a City tree at this location and date. The FS responded to numerous requests such as this due to the weather conditions. The FS removed the branch off the home, front yard and public sidewalk. The branch was alive and showed some minor decay which was not visible from the outside. The records also showed the trees in the area were pruned in March, 2008 pursuant to the cyclical pruning of all City trees. It was also noted, the FS had received no other complaints or service requests regarding this tree for the preceding five years. The FS followed its standard procedures and the loss occurred during stormy/windy conditions, as such, we recommend denial of this claim.

Very truly yours,

GRANT F. LANGLEY
City Attorney

JAN A. SMOKOWICZ
Assistant City Attorney

JAS:ms
Enclosure
c: Curtis Massey (w/o enclosure)
1068-2010-1987:161154

OFFICE OF THE CITY ATTORNEY

Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551 • Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550



* 0 9 9 0 2 4 6 5 *

DOC.# 09902465

RECORDED 08/04/2010 11:11AM

JOHN LA FAVE

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

FEE EXEMPT 77.25 #: 0

Commerce control number		STIPULATION Rental Unit Energy		
Type or print using black ink		Efficiency Standards		
Personal information you provide may be used for secondary purposes [Privacy Law s. 15.04(1)(m)]				
The Department of Commerce does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form or if you need assistance in using this service, please contact us, TTY 808-284-8777.				
Sellers names Cleaveland Massey		Rental building location - Street Address 1839 - 1841 North 33rd Street		
Street address 1641 N. 33 RD STREET		City Milwaukee		County Milwaukee
City MILWAUKEE		State WI	Zip Code 53208	Number of rental buildings on this property 1
Sellers telephone number including area code 362-785-9555		Number of rental units in building 2		
Legal description of rental unit property. You may attach a separate sheet. Lot 28, Block 9, in Walnut Hill, in the Southeast 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin				

Return to CURTIS MASSEY 2210 SALEM BLVD ZION, IL 60099

PARCEL IDENTIFICATION NUMBER (PIN) 285-1024-0

PIN 285-1024-0

Instructions: Information concerning the seller and the property should be filled in above. Information concerning the buyer and the buyer's signature should be filled in below. The Stipulation must then be submitted to the Department of Commerce or to a Commerce agent for validation. A list of these agents is available by calling (808) 287-4405. General questions should be directed to (808) 287-2240. If there is not a Commerce agent in your area, send the Stipulation and a non-refundable \$50 filing fee (do not send cash) to the address listed below. Make the check payable to the Wis. Dept. of Commerce. The validated Stipulation will be returned to the buyer as noted below, or to another party as designated in the "Return to" block above. SEE BACK OF THIS FORM FOR ADDITIONAL INFORMATION.

This document is valid only if no previous Stipulation or Waiver is currently on file for this property.

STIPULATION AGREEMENT

Fiscal Code 7646

I (we) agree to bring the above described property into compliance with Comm 87 energy standards no later than one year from date of validation.

Print Buyers names Curtis Massey		Buyer's signatures <i>Curtis Massey</i>		Date signed 6-29-10
Buyers street address 2210 Salem Blvd		Buyers city, state, and zip code Zion, IL 60099		Buyer telephone number including area code 1847-872-5063
Validated by <input type="checkbox"/> Department of Commerce <input checked="" type="checkbox"/> Commerce agent		Date Validated 7-28-10		Commerce Transfer Authorization Number 128046
Official's Signature <i>Phyllis Wilson</i>		Expiration date one year from date validated 7-28-11		STATE OF WI TRANSFER AUTHORIZATION NUMBER S-128046
Print Official's Name Phyllis Wilson		Official's Title Agent		
		Municipality and County Milwaukee		

TRANSFER OF STIPULATION If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address below. By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name		New buyers signature		Date signed
New buyers street address		New buyers city, state and zip code		New buyers telephone number including area code

TRANSFER OF STIPULATION If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address below. By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name		New buyers signature		Date signed
New buyers street address		New buyers city, state and zip code		New buyers telephone number including area code

*This instrument was drafted by Wisconsin Department of Commerce, Rental Weatherization, PO Box 7302, Madison, WI 53707-7302 Telephone (808) 207-2240

SBD-7115 (R-3/01)

Copy Distribution 1-Recording (original with stamp), -1- Agent, -1- Commerce

Doc Yr: 2010 Doc# 09902465 Page # 1 of 1



* 0 9 9 0 2 4 6 5 *

DOC.# 09902465

RECORDED 08/04/2010 11:11AM

JOHN LA FAVE

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

FEE EXEMPT 77.25 #: 0

Commerce control number		STIPULATION Rental Unit Energy			
Type or print using black ink		Efficiency Standards			
Personal information you provide may be used for secondary purposes (Privacy Laws 15.04(1)(m))					
The Department of Commerce does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form or if you need assistance in using this service, please contact us, TTY 608-284-8777					
Sellers names Cleveland Massey		Rental building location - Street Address 1639 - 1641 North 33rd Street			
Street address 1641 N. 33 RD STREET		City Milwaukee		County Milwaukee	
City MILWAUKEE		State WI		Zip Code 53208	
Sellers telephone number including area code 262-785-9555		Number of rental buildings on this property 1		Number of rental units in building 2	
Legal description of rental unit property You may attach a separate sheet Lot 28, Block 9, in Walnut Hill, in the Southeast 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin					
Return to CURTIS MASSEY 2210 SALEM BLVD ZION, IL 60099					
PARCEL IDENTIFICATION NUMBER (PIN) 265-1024-0				PIN 265-1024-0	
Instructions: Information concerning the seller and the property should be filled in above. Information concerning the buyer and the buyer's signature should be filled in below. The Stipulation must then be submitted to the Department of Commerce or to a Commerce agent for validation. A list of these agents is available by calling (608) 287-4405. General questions should be directed to (608) 287-2240. If there is not a Commerce agent in your area, send the Stipulation and a non-refundable \$50 filing fee (do not send cash) to the address listed below. * Make the check payable to the Wis. Dept. of Commerce. The validated Stipulation will be returned to the buyer as noted below, or to another party as designated in the "Return to" block above. SEE BACK OF THIS FORM FOR ADDITIONAL INFORMATION					
This document is valid only if no previous Stipulation or Waiver is currently on file for this property		STIPULATION AGREEMENT			Fiscal Code 7646
I (we) agree to bring the above described property into compliance with Comm 87 energy standards no later than one year from date of validation					
Print Buyers names Curtis Massey		Buyers signatures <i>Curtis Massey</i>		Date signed 6-29-10	
Buyers street address 2210 Salem Blvd		Buyers city, state, and zip code Zion IL 60099		Buyer telephone number including area code 1847-872-5063	
Validated by <input checked="" type="checkbox"/> Department of Commerce <input type="checkbox"/> Commerce agent Auth or Tax Rev # 440-000		Date Validated 7-28-10		Commerce Transfer Authorization Number 128046	
Official's Signature <i>Phyllis Wilson</i>		Expiration date one year from date validated 7-28-11		S-128046	
Print Official's name Phyllis Wilson		Official's title Agent		Municipality and County Milwaukee	
TRANSFER OF STIPULATION		If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address below. * By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.			
Print new buyers name		New buyers signature		Date signed	
New buyers street address		New buyers city, state and zip code		New buyers telephone number including area code	
TRANSFER OF STIPULATION		If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address below. * By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.			
Print new buyers name		New buyers signature		Date signed	
New buyers street address		New buyers city, state and zip code		New buyers telephone number including area code	

*This instrument was drafted by Wisconsin Department of Commerce, Rental Weatherization, PO Box 7302, Madison, WI 53707-7302 Telephone (608) 287-2240

SBD-7115 (R-3/01)

Copy Distribution 1 -Recording (original with stamp), -1- Agent, -1- Commerce

Doc Yr : 2010 Doc# 09902465 Page # 1 of 1

8-1-10

Damage done by Strom to Property
owned by Curtis Massey - July, 8th '18
1639 N. 33rd St Milwaukee Wis

Strom cause extensive damage to
Hard rails both upper & lower level

Post on far north corner & down spout

Both Strom door & Window was knock out

Damaged floor & Ceiling on both upper & lower level

Knock hard rail down leading up to porch

Estimated at \$7,200.00

Claim # 10-5-207

CITY OF MILWAUKEE
RECEIVED

2010 SEP -2 PM 2:36

OFFICE OF
CITY ATTORNEY

RONALD D. LEONHARDT
CITY CLERK

10 SEP -1 AM 8:45

CITY OF MILWAUKEE

RONALD D. LEONHARDT
CITY CLERK

10 SEP -1 AM 8:45

FROM C & C
CONTRACT HOME IMPROVEMENT Tel: (414) 257-3998 or (414) 476-3504 Page 1 of 1
PROPOSAL P.O. BOX 510121
MILWAUKEE, WI 53203 Fax: (414) 257-2763 Date 8-10-2010

We herewith submit proposal for materials and labor to be supplied at the sole request and order of:

3658

NAME ADDRESS, CITY, STATE & ZIP CODE	CURTIS MASSEY	Home Phone	Job Address	
	2210 Salem Blvd.	247-45-0219	1639 N. 33 ST.	
	ZION, ILL 60099	Office Phone	MILWAUKEE, WI	
		Office Phone	Job Name	Job Phone

hereinafter referred to as owner, for work to be performed at premises set forth above, according to the following terms and specifications:

Porch Rework Upper and Lower

UPPER PORCH - REWORK SHEET METAL EXISTING
COVERING TO BE COVERED WITH 10 MIL POLY BARRIER
THEN 1/2" 4'X8' DRY PLY SCREWED TO DECK, THEN INSTALL
MEMBRANE TO 1/2" 4'X8' DRY PLY. INSTALL NEW
PRESSURE TREATED RAILS AND BALUSTERS.

LOWER PORCH - REMOVE DECKING (EXISTING) AND
AT PILLARS DIG 8"X4" DEEP HOLE WITH TUBE AND CEMENT
DIG AT STEPS HOLES FOR 4X4 SET IN CONCRETE FOR SUPPORT
LEVEL ALL FRAMING, INSTALL NEW 1/2" DECKING
RAIL SYSTEM AND NEW STEPS WITH HAND RAILS

SIGN AND RETURN WHITE COPY
WITH DEPOSIT IF ACCEPTED

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work to be completed in a neat and workmanlike manner. Any alteration or deviation from above specifications involving extra labor and/or materials costs will be executed only upon written order from owner or his authorized agent and will become an extra charge over the below agreed amount. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized.

We propose to furnish and install the above complete in accordance with the above specifications for the sum of

dollars (\$ 7525.00). Payment to be made as follows:

TOTAL AMOUNT	<u>7525.00</u>	Balance of payment to be made as follows:	<u>TWO PAYMENTS AT</u>
DEPOSIT	<u>2508.34</u>		<u>REQUEST OF CONTRACTOR AT MIDPOINT</u>
BALANCE	<u>5016.62</u>		<u>OF JOB AND AT COMPLETION OF WORK</u>

Contractor's Acceptance

Work to be started on or before ASAP 20 10

and be substantially completed on or before: 20

Company Representative [Signature] Lic. No.

Accepted by CAC Home Improv. Contractor Lic. No.

This proposal may be withdrawn if not accepted within 5 days.

Owner's Acceptance

The foregoing terms, specifications and conditions are satisfactory and are hereby agreed to. You are authorized to do the work as specified and payment will be made as outlined above. The owner upon signing this agreement represents and warrants that he is the owner of the aforesaid premises and that he has read this agreement.

Owner _____ Date _____

Owner _____ Date _____

Proof of Ownership
from Curtis Massey

PROPERTY OWNER -
SHIP INFO.

70-2189/719



No. 61886

CASHIER'S CHECK

PNC Bank, National Association
Illinois

DATE JUNE 29, 2010

PAY TO THE ORDER OF CITY OF MILWAUKEE DEPT OF WATER

\$ 1,537.53

ONE THOUSAND FIVE HUNDRED THIRTY SEVEN AND 53 / 100

DOLLARS

CURTIS MASSEY

REMITTER

Curtis Massey
PNC Bank, National Association
OFFICIAL SIGNATURE

Security features including details on back.

⑈00061886⑈ ⑆071921891⑆ 4803863342⑈



No. 61887

CASHIER'S CHECK

PNC Bank, National Association
Illinois

70-2189/719

DATE JUNE 29, 2010

PAY TO THE ORDER OF CURTIS MASSEY

\$ 34,995.58

THIRTY FOUR THOUSAND NINE HUNDRED NINETY FIVE AND 58 / 100

DOLLARS

CURTIS MASSEY

REMITTER

Curtis Massey
PNC Bank, National Association
OFFICIAL SIGNATURE

Security features including details on back.

⑈00061887⑈ ⑆071921891⑆ 4803863342⑈

DOCUMENT NO.

WARRANTY DEED

THIS DEED, made between Cleaveland Massey, a single person, ("Grantor," whether one or more), and Curtis Massey, married, ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Curtis Massey
2210 Salem Blvd
Zion IL 60099

Parcel Identification Number (PIN): 265-1024-0

Lot 28, Block 9, in Walnut Hill, in the Southeast 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

This is homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Dated this 29th day of June, 2010.

Cleaveland Massey
*Cleaveland Massey

*

*

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 20____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Mark Reel

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Waukesha County.)

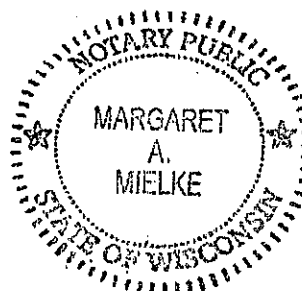
Personally came before me this 29th
day of June, 2010 the above named
Cleaveland Massey to me known to be the
person(s) who executed the foregoing instrument
and acknowledge the same.

Margaret A. Mielke
* Margaret A. Mielke

Notary Public, Waukesha County, Wis.
My Commission is permanent. (If not state
expiration date: 5-9-11)

* Names of persons signing in any capacity should be typed or printed below their signatures.

STATE BAR OF WISCONSIN
FORM No. 1 - 2003



36,000.00

2. CREDIT BUYER:

Tax for the current year based on 2009 Tax of \$1,410.57 691.76
 Water/Sewer prorated - \$195.74 from 3/16/2010 to 6/15/2010 - prorated 6/16/2010 to 6/28/2010 27.66

719.42

3. BALANCE DUE SELLER 35,280.58

4. CHARGE BUYER'S EXPENSES:

Register of Deeds - Record Deed 30.00
 Register of Deeds-Diller Processing fee 30.00
 Register of Deeds-Recording fee 30.00
 City of Milwaukee DNS 35.00
 City of Milwaukee - Exterior code compliance 90.00

215.00

5. CREDIT DOWN PAYMENT: 500.00

6. TOTAL DUE AT CLOSING: 34,995.58

Note: Please wire to closing the amount due on line 6, OR bring to closing a Cashiers or Certified check payable to you.

It is agreed that Seller obtain and pay any final utility and service bills not prorated on this statement. Buyer agrees to pay for remaining portion of oil based on reading obtained at the time of closing. Seller warrants that, unless otherwise indicated below, there have been no changes to the information set forth on the Seller's Real Estate Condition Report relative to subject property dated: 5/24/2010
 Buyer and Seller acknowledge delivery, receipt and acceptance of the Seller Condition Report in compliance with Wisconsin Chapter 709.

THIS STATEMENT IS ACCEPTED AS CORRECT: June 29, 2010

Buyer:

Curtis Massey

Buyer: _____

SETTLEMENT WITH SELLER

7. BALANCE DUE SELLER: (from line 3 above) 35,280.58

8. CHARGE SELLER:

Title Evidence Heritage Title Services, Inc. MT-218300-0 400.00
 Brokerage Commission Shorewest, REALTORS* 2,160.00
 State transfer fee 108.00
 Mortgage Satisfactions 30.00
 Heritage Title Services, Inc.-City letters/Gap 225.00
 City of Milwaukee Treasurer-Balance 2008 taxes 3,021.11
 City of Milwaukee Treasurer-Balance 2009 taxes 1,537.53
 Heritage Title Services, Inc.-Wire fee 50.00
 Chase Home Finance, LLC 27,772.91

35,304.55

9. NET PROCEEDS DUE SELLER: -\$23.97
 The Amount DUE on Line 9 is to be in the form of Cashiers check or Certified funds made payable to seller.

SELLER TO BRING IN A CERTIFIED CHECK PAYABLE TO MILWAUKEE WATER WORKS IN THE AMOUNT OF \$1,310.11 FOR PAYMENT OF WATER/SEWER BILL.

*Check to Shorewest Realtors to be minus the down payment.

This Statement is Accepted as Correct: Jun. 29, 2010

Seller:

Cleaveland Massey

CLOSING COORDINATOR, Laura Morgese (262) 827-4111 ext.- 213

Broker:



REAL ESTATE CLOSING STATEMENT



FILE #: 1004262

DATE: June 29, 2010

SELLER: Cleaveland Massey

TIME: 12:00 PM

BUYER: Curtis Massey

PLACE: Shorewest, REALTORS
The Horning Building
17450 West North Avenue
Brookfield, WI 53008-0942
(262) 827-4111 ext.-
Fax: (262) 785-1608

PROPERTY: 1639 - 1641 North 33rd Street
Milwaukee, Wisconsin
53208-2304

SECTION 2: PROPERTY DESCRIPTION (See Section 2 instructions)

265-1024-0
Tax key Number

1639 - 1641 North 33rd Street

House Number Dir Street Name Street Type
(ST, PL, RD, etc.)

#Residential Units ²

ADDITIONAL PROPERTY LIST ATTACHED (Y/N)

NUMBER OF PROPERTIES ON ATTACHED LIST

SECTION 3: OWNERSHIP INFORMATION (FILL OUT THE APPROPRIATE SECTION BELOW)

☐ - CHECK HERE IF THIS PROPERTY IS OWNED BY MORE THAN 2 OWNERS.
ATTACH A SIGNED AND NOTARIZED LIST OF ALL ADDITIONAL OWNERS
IN THE FORMAT SHOWN IN SECTION 3A OR 3B.

3A: Owned by Person(s)

(See Section 3 instructions)

OWNER 1:

If property is jointly owned such as husband and wife,
each name must be listed separately below as Owner 1 & Owner 2.

Massey, Curtis
Last Name First Name

Date of Birth: 11/29/43
(Month/Day/Year)

2210 Salem Boulevard

House Number

Dir

Street

Zion, Illinois 60099

City

State

Zip

Check One: ADDRESS - Home (X)

PHONE - Home (847) 872-5063

Business ()

Business (847) 415-0219 ext. -

Ownership Type: (CHECK ONLY ONE)

(X) Titleholder () Land Contract Seller () Land Contract Purchaser () Other Specify

PREFERRED MAILING ADDRESS (optional):

PO Box or House Number Dir Street

City

State

Zip

"Doing Business As" Name (Optional):

OWNER 2:

Last Name First Name (Month/Day/Year)

Date of Birth: / /

House Number

Dir

Street

City

State

Zip

Check One: ADDRESS - Home (X)

PHONE - Home

Business ()

Business

Ownership Type: (CHECK ONLY ONE)

(X) Titleholder () Land Contract Seller () Land Contract Purchaser () Other Specify

PREFERRED MAILING ADDRESS (optional):

PO Box or House Number

Dir Street

City

State

Zip

"Doing Business As" Name (Optional):

(Don't forget! - At least one owner must sign in Section 6)

3B: Owned by Corporation, Limited - Partnership - Liability Company - Liability Partnership as registered with the Wisconsin Secretary of State (See Section 3 instructions)

Check One: ☐ Person ☐ Corporation, Limited Partnership, Limited Liability Company, or Limited Liability Partnership
(Registered agent & WI CORP. Id # required) ☐ Other (specify)

Corporation, Limited Partnership, or Limited Liability Company or Limited Liability Partnership Business Name

Business Phone()

Registered Agent's/Trustee's Last Name

First Name

MI

Wis. Corp. Div. I.D.#

House Number

Dir

Street

City

State

Zip

Corp. or LP's Address

Ownership Type: (CHECK ONLY ONE)

() Titleholder () Land Contract Seller () Land Contract Purchaser () Other - Specify

PREFERRED MAILING ADDRESS (optional):

PO Box or House Number

Dir Street

City

State

Zip

**CITY OF MILWAUKEE
PROPERTY RECORDING APPLICATION**

SECTION 1: TYPE OF APPLICATION (See Section 1 instructions)

PLEASE TYPE OR PRINT IN INK!

★ Original recording - \$35 fee for each property (tax key).

(As required by City Ordinance 200-51.5)

☐ Change of ownership application - \$35 fee for each property (tax key).

Date of property purchase, sale or transfer: 6/25/2010 (Month/Day/Year).

(If not recorded within 15 days of transfer/sale, fee doubles to \$70.00 for each property (tax key).)

☐ Update application previously submitted - No fee if voluntarily submitted within 15 days of change.

Enter date of application change here: ___/___/___ (Month/Day/Year) and check the appropriate box (es) below:

☐ Ownership address or phone change (Section 3 change)

☐ Correcting previous error

ENDORSE HERE

x _____

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

ENDORSE HERE

x Pay To The order of
Heritage Title Services

Curt Massey

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE



Listed below are the security features provided on this document
which meet and/or exceed industry guidelines.

Security Features

Results of check alteration

- Micro-Printing "MP"
- Check Security Screen
- Void Pentagraph

- Small type in signature line and back under endorsement area appears blurred if copied or scanned
- Absence of the words "Original Document" on the back of the check
- Designed to produce a VOID image on any color copy of the document.

® Padlock design is a certificationmark of Check Payment Systems Association.

* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC



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* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

REAL ESTATE CLOSING STATEMENT

Shorewest
REALTORS[®]

FILE #: 1004262

DATE: June 29, 2010

SELLER: Cleaveland Massey

TIME: 12:00 PM

BUYER: Curtis Massey

PLACE: Shorewest, REALTORS
The Horning Building
17450 West North Avenue
Brookfield, WI 53008-0942
(262) 827-4111 ext.-
Fax: (262) 785-1608

PROPERTY: 1639 - 1641 North 33rd Street
Milwaukee, Wisconsin
53208-2304

36,000.00

2. CREDIT BUYER:

Tax for the current year based on 2009 Tax of \$1,410.57 681.76
 Water/Sewer prorated - \$195.74 from 3/16/2010 to 6/15/2010 - prorated 6/16/2010 to 6/28/2010 27.66

719.42

3. BALANCE DUE SELLER 35,280.58

4. CHARGE BUYER'S EXPENSES:

Register of Deeds - Record Deed 30.00
 Register of Deed-Dihr Processing fee 30.00
 Register of Deeds-Recording fee 30.00
 City of Milwaukee DNS 35.00
 City of Milwaukee - Exterior code compliance 90.00

215.00

5. CREDIT DOWN PAYMENT: 500.00

6. TOTAL DUE AT CLOSING: 34,995.58

Note: Please wire to closing the amount due on Line 6, OR bring to closing a Cashiers or Certified check payable to you.

It is agreed that Seller obtain and pay any final utility and service bills not prorated on this statement. Buyer agrees to pay for remaining portion of oil based on reading obtained at the time of closing. Seller warrants that, unless otherwise indicated below, there have been no changes to the information set forth on the Seller's Real Estate Condition Report relative to subject property dated: 5/24/2010.
 Buyer and Seller acknowledge delivery, receipt and acceptance of the Seller Condition Report in compliance with Wisconsin Chapter 709.

THIS STATEMENT IS ACCEPTED AS CORRECT: June 29, 2010

Buyer:

Curtis Massey

Buyer: _____

SETTLEMENT WITH SELLER

7. BALANCE DUE SELLER: (from line 3 above) 35,280.58

8. CHARGE SELLER:

Title Evidence Heritage Title Services, Inc. MT-218300-0 400.00
 Brokerage Commission Shorewest, REALTORS* 2,160.00
 State transfer fee 108.00
 Mortgage Satisfaction 30.00
 Heritage Title Services, Inc.-City letters/Gap 225.00
 City of Milwaukee Treasurer-Balance 2008 taxes 3,021.11
 City of Milwaukee Treasurer-Balance 2009 taxes 1,537.53
 Heritage Title Services, Inc.-Wire fee 50.00
 Chase Home Finance, LLC 27,772.91

35,304.55

9. NET PROCEEDS DUE SELLER: -\$23.97

The Amount DUE on Line 9 is to be in the form of Cashiers check or Certified funds made payable to seller.

SELLER TO BRING IN A CERTIFIED CHECK PAYABLE TO MILWAUKEE WATER WORKS IN THE AMOUNT OF \$1,310.11 FOR PAYMENT OF WATER/SEWER BILL.

*Check to Shorewest Realtors to be minus the down payment.

This Statement Is Accepted as Correct: Jun. 29, 2010

Seller:

Cleveland Massey

CLOSING COORDINATOR, Laura Morgese (262) 827-4111 ext.- 213

Broker:



10-5-207

Storm Damage on 7-2-10 at 1639-N. 33rd Rd. Milwaukee
WS

The storm blew tree limbs on the
1st + 2nd floor porch,

Damaged the rails + roof, shifted the
foundation on the 1st + 2nd floor porch

Broke the hand rail + knocked down

the fence in the front yard

Broke a few windows

Damaged the 2nd floor storm door

Creaked the concrete steps in front of house

Curtis Massey

2210 Salem Blvd

2102 i.e. 60099

PH 847 872 5063

Cell # 415 0219

CITY OF MILWAUKEE

10 AUG -3 AM 11:42

RONALD D. LEONHARDT
CITY CLERK

Add-on

cc

OFFICE OF
CITY ATTORNEY

2010 AUG -3 PM 3:09

CITY OF MILWAUKEE
RECEIVED

RP CONTRACTORS INC.

Roofing • Masonry • Flashing

Serving Satisfied Customers For Over 39 Years

5317 W. Burnham St.

Milwaukee, WI 53219

Phone: 414-466-8047

Fax: 414-389-5645

CITY OF MILWAUKEE
RECEIVED

2010 JUL 21 PM 04
PROPOSAL
CITY ATTORNEY

Proposal Submitted to:
Name CURTIS MASSEY
Address 2210 SALEM BLVD.
City ZION
State ILLINOIS Zip 60099
Home Phone 1-847-415-0219
Work Phone _____

Work Performed At:
Street 1639-1641 NORTH 33rd STREET
City MILWAUKEE, WISCONSIN 53201
Contact Person _____
Phone Number _____

We hereby propose to furnish all materials and perform all the labor necessary for the completion of:

REPAIR WORK DUE TO TREE HITTING FRONT FENCE OF HOUSE, FRONT PORCH AND STEPS OF HOUSE. 1) FURNISH AND INSTALL NEW SIMILAR WOOD FENCE, REPLACING DAMAGED WOOD FENCE BY SIDEWALK - CEMENT IN POSTS, 2) FURNISH AND INSTALL NEW TREATED WOOD RAIL, REPLACING DAMAGED RAILS ON BOTH SIDES OF FRONT PORCH STEPS AND UPPER FRONT PORCH RAILINGS - SAME, REPLACE PORCH COLUMN AND REINFORCE AND REALIGN, REPLACE RAIL ON BOTH SIDES OF CONCRETE STEPS - NEW TREATED LUMBER RAILS, 3) DO ALL NECESSARY REPAIR ON YANKEE GUTTER WITH LUMBER - TIE INTO ROOF - F&T NEW ALUMINUM SEAMLESS GUTTER OUTSIDE UPPER PORCH AND NEW ALUMINUM DRAIN CLEAN-UP ON COMPLETION

Include:

<input type="checkbox"/> Shingles _____	<input type="checkbox"/> Brand _____	<input type="checkbox"/> Color _____
<input type="checkbox"/> Flashing _____	<input type="checkbox"/> Misc. _____	<input type="checkbox"/> Misc. _____
<input type="checkbox"/> All permits and taxes included	<input type="checkbox"/> Remove old equipment from premises	
<input type="checkbox"/> All work done to local code	<input type="checkbox"/> Tuckpointing	
<input type="checkbox"/> Tearoff shingles	<input type="checkbox"/> Shingle warranty _____ years	
<input type="checkbox"/> Replace existing decking	<input type="checkbox"/> Labor warranty _____ years	
<input type="checkbox"/> Vent replacement or addition	<input type="checkbox"/> Metal edging on eaves	
<input type="checkbox"/> Flashing	<input type="checkbox"/> Lead pipe replacement	
<input type="checkbox"/> Ice Shield	<input type="checkbox"/> Dumpster	
<input type="checkbox"/> Reroof over existing shingles	<input type="checkbox"/> Misc	
<input type="checkbox"/> Repair gutters	<input type="checkbox"/> Misc	
<input type="checkbox"/> Replace gutters	<input type="checkbox"/> Misc	

All materials is guaranteed to be as specified and the above work to be performed in accordance with the drawings as specifications submitted for above work and completed in a substantial workmanlike manner for sum of:

FOUR THOUSAND, SIX HUNDRED, EIGHTY AND NO/100 dollars (\$ 4680.00)
with terms as follows: 1/3 down with balance due at completion.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's compensation and liability insurance to be taken out of RP Contractors, Inc.

As required by the Wisconsin Construction Line Law, RP Contractors, Inc. hereby notifies buyer that RP Contractors Inc. and/or other persons or companies furnishing labor or materials for the construction of buyer's land and buildings may have lien rights if not paid. Those entitled to lien rights, in addition to undersigned RP Contractors Inc., are those who contract directly with buyer, or those who give the owner notice sixty (60) days after they first furnish labor or materials for construction. Accordingly, buyer probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any, to see that all potential lien claimants are duly paid. RP Contractors Inc., agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are paid.

A finance charge of 1-1/2% per month (18% annually) is charged on all accounts not paid within 30 days of installed date.

NOTE: prices are subject to change if not accepted within 90 days.

Submitted by VIKAS CHOPRA
Date JULY 12, 2010.

Acceptance of Proposal: the above prices, specifications and conditions are satisfactory and have hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All contracts accepted, pending approval from corporate officers.

Accepted by _____

Date _____

Roofing * Masonry * Flashing

Porch, Steps & FRONT FENCE

MILLER BUILDERS

6310 NORTH PORT WASHINGTON ROAD • P.O. BOX 170934 • MILWAUKEE, WISCONSIN 53217-4300
(414) 961-2440

READ CAREFULLY BEFORE SIGNING

Miller-Builders will not be responsible for any promises or representations made by the representative, relating to commissions, rebates, rewards or bonuses or prizes, manufacture or quality of material, financing commitments, date of commencement, or completion of work, or any other oral commitments, unless in writing and made part of this contract.

Agreement made in TRIPLICATE this 13th day of July, 20 10, between
MILLER BUILDERS, Contractor, and CURTIS MASSEY
hereinafter called OWNER, residing at 2210 SALEM BLVD Phone 1-847-415-0219
ZION, ILL. 60099

Witnesseth;

Contractor agrees to furnish all materials and perform all labor according to the following SPECIFICATIONS on the premises known and described as 1639 E 164th N. 33rd ST

City of MILWAUKEE, State of Wis.
1) Replace DAMAGED Upper Front Porch RAILS with NEW TREATED LUMBER RAILS & Repair & Close UP DAMAGED Built IN OUTERS with WOOD & INSTALL NEW ALUMINUM OUTERS OUTSIDE OF Upper Front Porch & Replace DAMAGED DOWNSPOUTS
2) Repair DAMAGED PORCH COUPLER & REPAIR FOR PORCH SQUEAK
3) Replace DAMAGED RAILS with NEW TREATED LUMBER RAILS ON BOTH SIDES OF FRONT PORCH STEPS
4) Replace DAMAGED RAIL ON BOTH SIDES OF CONCRETE STEPS with NEW TREATED LUMBER RAILS
5) Replace DAMAGED FRONT FENCE. CONCRETE THE POSTS

OWNER AGREES TO PAY for said materials and labor the sum of:

Forty One Hundred & Fifty Dollars (\$ 4150.00) as follows:
Forty One Hundred & Fifty Dollars (\$ 4150.00) on date of this Contract,
Forty One Hundred & Fifty Dollars (\$ 4150.00) on Completion, and the
Forty One Hundred & Fifty Dollars (\$ 4150.00) to be paid in

() consecutive monthly installments of \$ _____ each month commencing on the _____ day of _____, 20____

MONTHLY INSTALLMENTS INCLUDE INTEREST, AND ALL OTHER CHARGES

CONTRACTOR AGREES TO DO ALL WORK AND LABOR IN A WORKMANLIKE MANNER AND AGREES TO CARRY WORKMAN'S COMPENSATION INSURANCE. 6) Clean-up work is completed

Contractor will do all said work in strict accordance with the ordinances, rules and requirements of the City, Town, or Village, wherein the above mentioned property is located.

This agreement shall not be binding on Contractor unless properly accepted by Contractor, by an officer of Contractor's firm.

It is further mutually agreed that this contract may be assigned by the Contractor.

Any alterations or deviations from this proposal and specifications involving extra expense will be charged for additionally, same to be paid for on completion. Any change from original plan to be done at owner's risk and expense.

Contractor assumes no responsibility for any damage to interior decorations, furnishings or fixtures, or damages to lawns, shrubbery, trees, etc.

If installment payments are necessary, all of the terms and conditions of this contract are contingent upon the approval of owner's credit by a lending institution.

It is understood and agreed that the contractor shall not be held liable for delays or failure to perform hereunder caused by strikes, accidents, fires, floods, acts of God, legal acts of public authorities, or delays or defaults caused by public carriers. All contracts are subject to approval of our credit department. Clerical errors subject to correction.

NOTICE OF LIEN RIGHTS AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS 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 BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Right to Cancel: You may cancel this agreement by mailing a written notice to Miller-Builders, Inc., 6310 North Port, Washington Road, P.O. Box 170934, Milwaukee, Wisconsin 53217-4300 before midnight of the third business day after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by the seller for your records.

Owner(s) agrees to sign a Completion Certificate upon completion of work.

The Owner(s) hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him, and that he fully understands them; that there is no understanding between the parties verbal or otherwise than that contained in this agreement of which a copy thereof is hereby received and acknowledged; and that the Owner shall maintain no action on any new substituted contract except the same be in writing, and that no statements, promises, commitments or representations not contained in this agreement have been made by the Contractor or by any of its agents to induce him to execute this Agreement, and agrees that the said Contractor is not responsible nor bound by the any representations not contained in this Agreement, made by any of its agents, unless the same be reduced to writing and signed by the Contractor.

This is a home improvement instrument and is non-negotiable. Every holder takes subject to all claims and defenses of the maker or obligor.

(I) (WE) HAVE READ THIS CONTRACT. THE ENTIRE AGREEMENT IS WRITTEN HEREIN

In Witness Whereof the undersigned has (have) hereunto set his (their) hand(s) and seal(s) the day and year first above written.

MILLER-BUILDERS, INC.

X (Owner) (Seal)

By [Signature] (Owner) (Seal)

Accepted [Signature] (Owner) (Seal)

Approximate starting date 3 weeks after contract approval

Approximate finishing date 3 weeks after contract approval

10 YR WARRANTY ON RUBBER ROOF MILLER BUILDERS

6310 NORTH PORT WASHINGTON ROAD • P.O. BOX 170934 • MILWAUKEE, WISCONSIN 53217-4300
(414) 961-2440

READ CAREFULLY BEFORE SIGNING

Miller-Builders will not be responsible for any promises or representations made by the representative, relating to commissions, rebates, rewards or bonuses or prizes, manufacture or quality of material, financing commitments, date of commencement, or completion of work, or any other oral commitments, unless in writing and made part of this contract.

Agreement made in TRIPLICATE this 13th day of July, 20 10, between
MILLER BUILDERS, Contractor, and CURTIS MASSEY
hereinafter called OWNER, residing at 2210 SALEM BLVD Phone 1-847-415-0246
FAX 1-847-872-5063

Witnesseth:

Contractor agrees to furnish all materials and perform all labor according to the following SPECIFICATIONS on the premises known and described as 2210 SALEM - 1639 E 164th St

City of MILWAUKEE State of WIS.

UPPER FRONT PORCH - INSTALL 3/4" PLYWOOD & 60 MIL THICK RUBBER
ROOF - CLOSE UP BUILT IN BUTTRES & INSTALL NEW ALUM BUTTRES
DOWNSPOUT OUTSIDE PORCH. RUBBER WITH TERMINATION BARS
UP HOUSE WALL & INTO BUTTRES. INSTALL NEW TREATED LUMBER
RAILS LOWER FRONT PORCH. REALIGN NORTH COLUMN & REPAIR.
INSTALL NEW 5/4" DECKING & ADD UNDERSTRUCTURE AS
NEEDED. INSTALL NEW TREATED LUMBER RAILS. STAIRS
INSTALL NEW TREATED LUMBER RAILS ON BOTH SIDES OF
WOOD PORCH. STAIRS & BOTH SIDES OF CONCRETE STAIRS.
HAIL AWAY OLD RAILS & PORCH DECK. CLEAN UP
PREMISES.

OWNER AGREES TO PAY for said materials and labor the sum of:

SIX THOUSAND EIGHT HUNDRED EIGHTY Dollars (\$ 6880.00) as follows:
SIX THOUSAND EIGHT HUNDRED EIGHTY Dollars (\$ 6880.00) on date of this Contract,
SIX THOUSAND EIGHT HUNDRED EIGHTY Dollars (\$ 6880.00) on Completion, and the
SIX THOUSAND EIGHT HUNDRED EIGHTY Dollars (\$ 6880.00) to be paid in

() consecutive monthly installments of \$ _____ each month commencing on the
_____ day of _____, 20 _____

MONTHLY INSTALLMENTS INCLUDE INTEREST, AND ALL OTHER CHARGES

CONTRACTOR AGREES TO DO ALL WORK AND LABOR IN A WORKMANLIKE MANNER AND AGREES TO CARRY WORKMAN'S COMPENSATION INSURANCE.

Contractor will do all said work in strict accordance with the ordinances, rules and requirements of the City, Town, or Village, wherein the above mentioned property is located.

This agreement shall not be binding on Contractor unless properly accepted by Contractor, by an officer of Contractor's firm.

It is further mutually agreed that this contract may be assigned by the Contractor.

Any alterations or deviations from this proposal and specifications involving extra expense will be charged for additionally, same to be paid for on completion. Any change from original plan to be done at owner's risk and expense.

Contractor assumes no responsibility for any damage to interior decorations, furnishings or fixtures, or damages to lawns, shrubbery, trees, etc.

If installment payments are necessary, all of the terms and conditions of this contract are contingent upon the approval of owner's credit by a lending institution.

It is understood and agreed that the contractor shall not be held liable for delays or failure to perform hereunder caused by strikes, accidents, fires, floods, acts of God, legal acts of public authorities, or delays or defaults caused by public carriers. All contracts are subject to approval of our credit department. Clerical errors subject to correction.

NOTICE OF LIEN RIGHTS AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS 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 BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

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Owner(s) agrees to sign a Completion Certificate upon completion of work.

The Owner(s) hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him and that he fully understands them; that there is no understanding between the parties verbal or otherwise than that contained in this agreement of which a copy thereof is hereby received and acknowledged; and that the Owner shall maintain no action on any new substituted contract except the same be in writing, and that no statements, promises, commitments or representations not contained in this agreement have been made by the Contractor or by any of its agents to induce him to execute this Agreement, and agrees that the said Contractor is not responsible nor bound by the any representations not contained in this Agreement, made by any of its agents, unless the same be reduced to writing and signed by the Contractor.

This is a home improvement instrument and is non-negotiable. Every holder takes subject to all claims and defenses of the maker or obligor.

(I) (WE) HAVE READ THIS CONTRACT. THE ENTIRE AGREEMENT IS WRITTEN HEREIN

In Witness Whereof the undersigned has (have) hereunto set his (their) hand(s) and seal(s) the day and year first above written.

MILLER-BUILDERS, INC.

By _____ (Owner) (Seal)

Accepted _____ (Owner) (Seal)

Approximate starting date _____

Approximate finishing date 3 weeks after contract approval

NOTICES SENT TO FOR FILE 100592:

[illegible]



Legislation Details (With Text)

File #: 100620 **Version:** 0

Type: Communication-Report **Status:** In Committee

File created: 9/21/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Comptroller's Office relating to the Annual Outstanding Receivables report.

Sponsors: THE CHAIR

Indexes: COMPTROLLER, REPORTS AND STUDIES

Attachments: Report, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/21/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/23/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
9/23/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		
10/4/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
10/15/2010	0	JUDICIARY & LEGISLATION COMMITTEE	HEARING NOTICES SENT		

Number

100620

Version

ORIGINAL

Reference

Sponsor

051296

Title

Communication from the Comptroller's Office relating to the Annual Outstanding Receivables report.

Requestor

Drafter

cc

dkf

9/20/10



Ron Leonhardt
City Clerk

Office of the Comptroller

W. Martin Morics, C.P.A.
Comptroller

Michael J. Daun
Deputy Comptroller

John M. Egan, C.P.A.
Special Deputy Comptroller

Craig D. Kammholz
Special Deputy Comptroller

September 17, 2010

To the Honorable, The Common Council
City of Milwaukee

RE: Annual Outstanding Receivables Report

Dear Council Members:

Attached you will find the Comptroller's 2010 Report on Outstanding Receivables as of December 31, 2009. This is the second annual report being issued as required by Ordinance 304-1-5. The report provides summary information on City outstanding receivables. These receivables include:

- Delinquent Taxes;
- Parking Violations;
- Municipal Court Judgments; and
- Miscellaneous Accounts Receivable.

Should you have any questions or need further information, please feel free to contact Craig Kammholz of my staff at extension 2304.

Sincerely,

W. MARTIN MORICS
Comptroller

CC: Alderman Terry L. Witkowski

City of Milwaukee

Outstanding Receivables Report



W. Martin Morics
Comptroller

September 2010

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I. Introduction	1
II. Total Accounts Receivable at Year End 2009	2
III. Outstanding Receivables Trends, 2005-2009	3
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V. Outstanding Miscellaneous Receivables Trends, 2005-2009	5

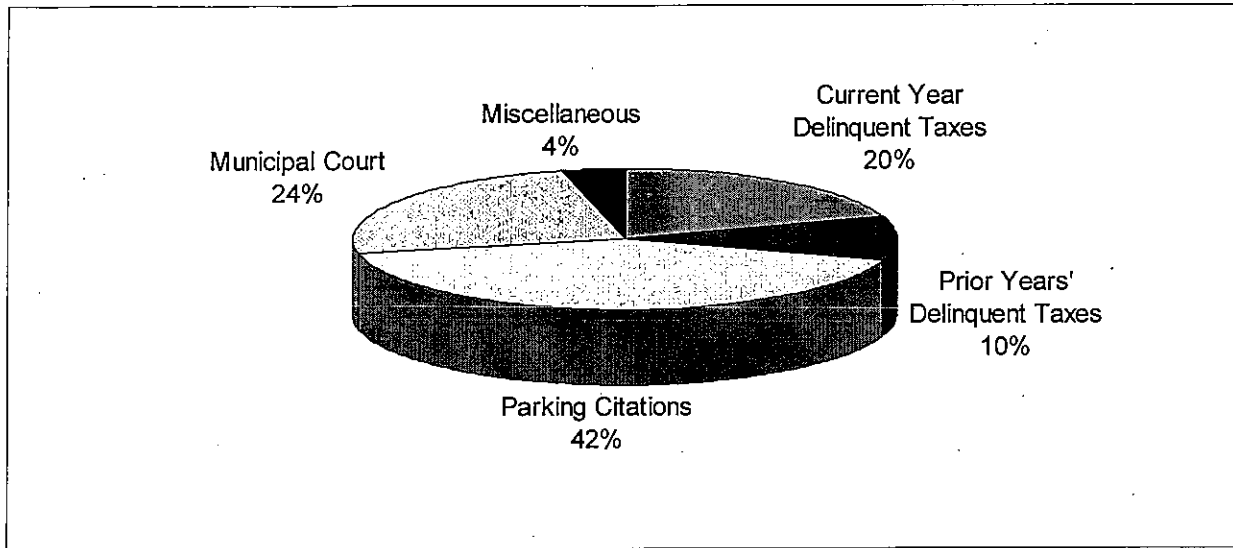
Introduction

The City of Milwaukee Outstanding Debt Task Force was created in April 2005, by Common Council File Number 041446, to evaluate and make recommendations related to the collection of delinquent taxes, forfeitures, judgments and fees owed to the City. The Task Force submitted its final report and recommendations, contained in File 051098, to the Common Council in December 2005.

The report included a recommendation that the Comptroller's Office provide reports annually analyzing delinquent outstanding debt. This recommendation resulted in the adoption of ordinance 304-1-5, which requires the City Comptroller to submit a written annual report to the Common Council analyzing outstanding delinquent debt.

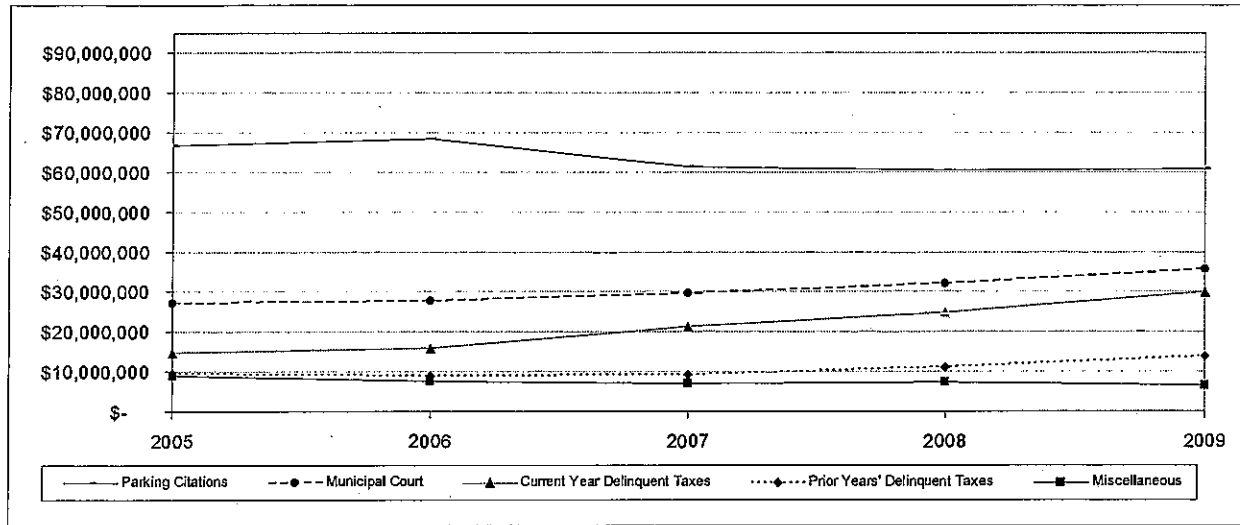
The Comptroller's 2010 Report on Outstanding Receivables as of December 31, 2009, is being issued as required by Ordinance 304-1-5. The report provides summary information on City outstanding receivables including Delinquent Taxes; Parking Fund Citations; Municipal Court Judgments; and Miscellaneous Accounts Receivable.

Outstanding Receivables as of December 31, 2009



Outstanding receivables for the City of Milwaukee as of December 31, 2009, total approximately \$146.4 million. The largest category of outstanding receivables is Parking Citations at 42%, followed by Delinquent Taxes totaling 30%. Of the Delinquent Taxes total, 20% is related to current year Delinquent Taxes (2008 taxes for 2009 purposes) and 10% to prior years' Delinquent Taxes (2007 taxes and prior). Municipal Court outstanding judgments make up 24% of total outstanding receivables. Miscellaneous Accounts Receivable is the smallest category totaling 4%.

Outstanding Receivables at Year End 2005-2009



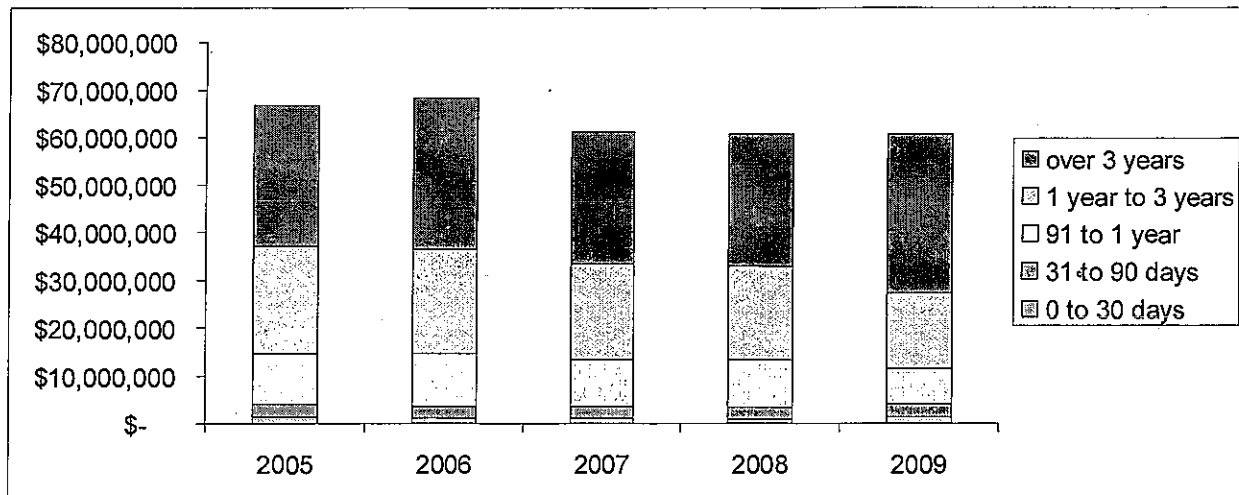
	2005	2006	2007	2008	2009
Parking Citations	\$ 66,645,000	\$ 68,400,000	\$ 61,212,000	\$ 60,606,000	\$ 60,679,000
Municipal Court	27,059,000	27,650,000	29,494,000	32,076,000	35,487,000
Current Year Delinquent Taxes	14,741,000	15,615,000	21,079,000	24,675,000	29,872,000
Prior Years' Delinquent Taxes	9,463,000	8,929,000	9,297,000	11,004,000	13,940,000
Miscellaneous	8,915,000	7,508,000	6,937,000	7,250,000	6,439,000
TOTAL	\$ 126,823,000	\$ 128,102,000	\$ 128,019,000	\$ 135,611,000	\$ 146,417,000

The chart and table above show outstanding receivables by category from 2005 through 2009. Current year delinquent tax receivables have increased at the greatest rate over time, going from \$14.7 million in 2005 to \$29.9 million in 2009. Prior years' delinquent taxes have also increased over time, but at a slower rate, going from \$9.5 million in 2005 to \$13.9 million in 2009. Outstanding Municipal Court judgments including fees, fines and forfeitures increased from \$27 million in 2005 to \$35.5 million in 2009.

Miscellaneous accounts receivable, which include various billings by general city departments, have decreased from \$8.9 million in 2005 to \$6.4 million in 2009. Parking citation outstanding receivables decreased from \$66.6 million in 2005 to \$60.7 million in 2009.

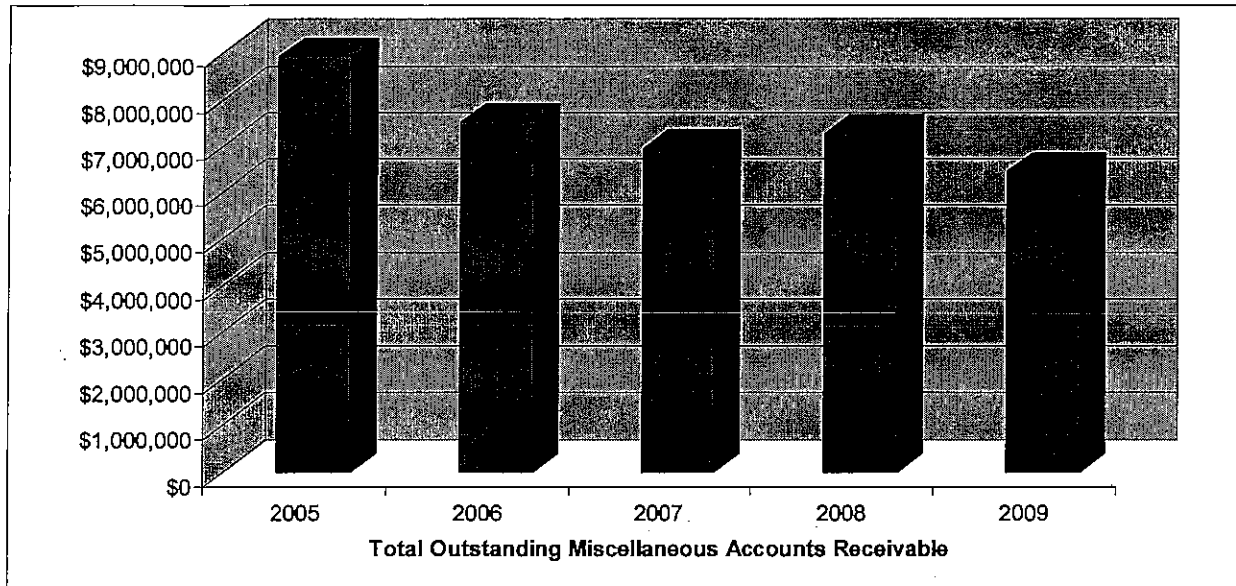
The Parking Fund writes off delinquencies that are six years old or older, due to the statute of limitations rendering these uncollectible. Miscellaneous accounts receivable and tax delinquencies of \$5,000 may be cancelled or adjusted through Common Council action. An interdepartmental process is followed for delinquencies less than \$5,000. Municipal Court judgments are settled either through cash fines, jail time or community service. Judgments that are at least seven years old, and meet City Attorney criteria, may be written off pursuant to Common Council resolution authorizing such write-offs.

Parking Fund Receivables Aging



The chart above shows the aging of parking citation outstanding receivables from 2005 through 2009. More than half of the current outstanding balance for parking citation receivables is considered uncollectible due to lack of registered owner information, citations issued to out of state vehicles, and the age of outstanding citations.

Outstanding Miscellaneous Accounts Receivable



	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Change</u> <u>2005-2009</u>
City Clerk	\$ 71,000	\$ -	\$ 151,000	\$ 80,000	\$ -	\$ (71,000)
City Attorney	66,000	129,000	79,000	-	38,000	(28,000)
City Development	296,000	299,000	297,000	297,000	297,000	(1,000)
Comptroller*	311,000	105,000	258,000	195,000	193,000	(118,000)
Employee Relations*	494,000	1,011,000	598,000	352,000	520,000	426,000
Dept of Administration	3,000	29,000	21,000	23,000	94,000	91,000
Fire Department	877,000	97,000	89,000	137,000	92,000	(585,000)
Health Department	781,000	957,000	163,000	92,000	101,000	(680,000)
Police Department	1,643,000	1,645,000	1,645,000	1,652,000	1,640,000	(3,000)
Port of Milwaukee	641,000	919,000	1,602,000	2,234,000	994,000	353,000
Public Works	3,922,000	2,409,000	1,998,000	2,196,000	2,055,000	(1,667,000)
City Treasurer	9,000	9,000	9,000	10,000	15,000	7,000
TOTAL	\$ 8,915,000	\$ 7,508,000	\$ 8,937,000	\$ 7,250,000	\$ 6,436,000	\$ (2,476,000)

*Totals differ from 2009 report due to exclusion of Worker's Compensation billings to MPS and Comptroller's billings to ERS.

The above chart and table show the change in outstanding miscellaneous accounts receivable by year for various city departments. In total, the year end balance for outstanding miscellaneous receivables decreased by approximately \$2.5 million, or 27.8%, from 2005 to 2009.

Outstanding miscellaneous receivable balances decreased for most city departments between 2005 and 2009. The largest decrease between 2005 and 2009 was in the Department of Public Works. The Health and Fire Departments also had significant decreases from 2005 to 2009. These decreases were due to substantial write offs of uncollectible invoices. The miscellaneous accounts receivable balance for the Port and the Department of Employee Relations increased overall from 2005 to 2009. These increases were mainly due to invoices issued late in 2009, with associated payments not received until the following year.

NOTICES SENT TO FOR FILE 100620:

[illegible]



Legislation Details (With Text)

File #:	100760	Version:	0
Type:	Appointment	Status:	In Committee
File created:	10/12/2010	In control:	JUDICIARY & LEGISLATION COMMITTEE
On agenda:		Final action:	
Effective date:			
Title:	Reappointment of Frank Pokrop to the Deferred Assessment Board by the Mayor. (8th Aldermanic District)		
Sponsors:	THE CHAIR		
Indexes:	APPOINTMENTS, DEFERRED ASSESSMENT BOARD		
Attachments:	Reappointment Letter, Attendance Record		

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		

Number

100760

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Frank Pokrop to the Deferred Assessment Board by the Mayor. (8th Aldermanic District)

Drafter

Mayor

TB

10/12/10

October 12, 2010

The Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Deferred Assessment Board:

Rebecca Doyle-Huber
3619 South 87th Street
Milwaukee, Wisconsin 53228

Frank Pokrop
2854 South 44th Street
Milwaukee, Wisconsin 53219

These reappointments are pursuant to Section 115-44-4-b of the Milwaukee Code of Ordinances. The terms will commence upon taking of the oath of office.

I trust these reappointments will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive, flowing style with a large initial "T".

Tom Barrett
Mayor



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 100760

Reappointment of Frank Pokrop to the Deferred Assessment Board by the Mayor. (8th Aldermanic District)

Dear Sir/Madam,

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

Please provide the following required information and return immediately to our office for consideration at the Judiciary & Legislation Committee on October 25, 2010.

- Number of meetings held: 3
- Number of meetings attended: 3
- Number of excused absences: 0
- Number of unexcused absences : 0

Please return this information to Charlotte Rodriguez or Crodri@milwaukee.com City Clerk's Office in Room 205, City Hall.

Very truly yours,

Ronald D Leonhardt
Ronald D Leonhardt



Legislation Details (With Text)

File #: 100761 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 10/12/2010 **In control:** JUDICIARY & LEGISLATION COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Rebecca Doyle-Huber to the Deferred Assessment Board by the Mayor. (11th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, DEFERRED ASSESSMENT BOARD

Attachments: Reappointment Letter, Attendance Record

Date	Ver.	Action By	Action	Result	Tally
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO		

Number

100761

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Rebecca Doyle-Huber to the Deferred Assessment Board by the Mayor. (11th Aldermanic District)

Drafter

Mayor

TB

10/12/10

October 12, 2010

The Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Deferred Assessment Board:

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These reappointments are pursuant to Section 115-44-4-b of the Milwaukee Code of Ordinances. The terms will commence upon taking of the oath of office.

I trust these reappointments will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in black ink, reading "Tom Barrett". The signature is written in a cursive, flowing style with a large initial "T".

Tom Barrett
Mayor



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 100761

Reappointment of Rebecca Doyle-Huber to the Deferred Assessment Board by the Mayor. (11th Aldermanic District)

Dear Sir/Madam,

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

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Very truly yours,

Ronald D Leonhardt
Ronald D Leonhardt
