

**TEARMAN SPENCER**  
City Attorney

**KIMBERLY R. WALKER**  
Special Deputy City Attorney:

**MIRIAM R. HORWITZ**  
**MARY L. SCHANNING**  
**ODALO J. OHIKU**  
**SCOTT F. BROWN**  
Deputy City Attorneys



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

SUSAN E. LAPPEN  
PATRICIA A. FRICKER  
HEIDI WICK SPOERL  
GREGG C. HAGOPIAN  
JAY A. UNORA  
KATHRYN Z. BLOCK  
KEVIN P. SULLIVAN  
THOMAS D. MILLER  
ROBIN A. PEDERSON  
JEREMY R. MCKENZIE  
PETER J. BLOCK  
JENNY YUAN  
ALLISON N. FLANAGAN  
HEATHER H. HOUGH  
ANDREA J. FOWLER  
PATRICK J. MCCLAIN  
NAOMI E. GEHLING  
BENJAMIN J. ROOVERS  
ELLENY B. CHRISTOPOULOS  
TYRONE M. ST. JUNIOR  
HANNAH R. JAHN  
JULIE P. WILSON  
GREGORY P. KRUSE  
KIMBERLY A. PRESCOTT  
SHEILA THOBANI  
KATRYNA C. RHODES  
NICOLE F. LARSEN  
JAMES M. CARROLL  
WILLIAM G. DAVIDSON  
MEIGHAN M. ANGER  
ALEXANDER R. CARSON  
JENNIFER J. TATE  
Assistant City Attorneys

November 16, 2020

Judiciary & Legislation Committee  
of the Honorable Common Council  
Attn: Ms. Joanna Polanco, Staff Assistant  
Room 205, City Hall  
City of Milwaukee

Re: File #200866 and 200867  
Applicant: Jimmie Sims  
Prior owner: Jimmie Sims  
Property address: 2945 N. 29<sup>th</sup> St. & 2600-02 N. 36<sup>th</sup> St.

Dear Ms. Polanco:

This is the first time the applicant has been heard by the Judiciary and Legislation Committee.

This office has had the opportunity to review the two applications submitted by Mr. Sims, including whether the applicant has any outstanding debts with the Milwaukee Municipal Court.

**File #200866, Property Address: 2945 N. 29<sup>th</sup> St.**

The applicant has an outstanding building code violation judgment and a warrant for his arrest for the property located at 2945 N. 29<sup>th</sup> St.:

Case Number	Principal balances due	If payment rec'd by 11/23/2020	If payment rec'd by 12/23/2020
2016TJ001530/16005391	\$2,660.00	\$3,216.24	\$3,227.01
<b>TOTAL:</b>	<b>\$2,600.00</b>	<b>\$3,216.24</b>	<b>\$3,227.01</b>



This property also has an unpaid lien against it in case number 14006314/2014TJ001097. The payoff amount for this judgment is **\$4557.61** if paid by 11/23/20 and **\$4570.51** if paid by 12/23/20. The lien was on the property when the applicant acquired it by quit claim deed on 3/6/15.

**File #200867, Property Address: 2600-2602 N. 36<sup>th</sup> St.**

The applicant has a pending building code violation case relating to annual testing of smoke alarms for this property (municipal court case number 20034512). There is a hearing scheduled for 11/19/20.

**Other properties:**

City records indicate that the applicant owns 2403-05 W. Finn Place, which is delinquent on real estate taxes for tax years 2018 and 2019. The property has two liens against it, as follows:

<b>Case Number</b>	<b>Principal balances due</b>	<b>If payment rec'd by 11/23/2020</b>	<b>If payment rec'd by 12/23/2020</b>
2016TJ000908/16005574 (City v EKW LLC)	\$1,930.00	\$2,349.75	\$2,357.58
2014TJ002054/14032560 (City v Madison Energy LLC)	\$2,930.00	\$3594.40	\$3605.07
<b>TOTAL:</b>	<b>\$4860.00</b>	<b>\$5944.15</b>	<b>\$5962.65</b>

The liens on this property were in place when the applicant acquired it by warranty deed. Additionally, the City issued an order to raze against the property on 8/4/20, however, Mr. Sims has not complied with that order. If the Council is inclined to vacate the judgment of foreclosure, the undersigned respectfully requests that the Council require the applicant to pay **\$15,700** to cover the cost to raze as a condition. Otherwise, the City will be forced to bear the costs to raze Mr. Sims' property.

Judiciary & Legislation Committee  
Attn: Ms. Joanna Polanco  
November 16, 2020  
Page 3

To pay the outstanding building code violations judgments, the applicant must contact the following:

Courtney Rehm  
Collection Supervisor – Municipal Team  
Kohn Law Firm S.C.  
735 N. Water Street #1300  
Milwaukee, WI 53202  
[CourtneyR@Kohnlaw.com](mailto:CourtneyR@Kohnlaw.com)  
414-276-0435 ext. 3208

If there are any questions, please do not hesitate to contact me.

Sincerely,

s/ Nicole F. Larsen

NICOLE F. LARSEN  
Assistant City Attorney  
1155-2019-249:272175