

TEARMAN SPENCER
City Attorney

KIMBERLY R. WALKER
Special Deputy City Attorney

MARY L. SCHANNING
ODALO J. OHIKU
SCOTT F. BROWN
ROBIN A. PEDERSON
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
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
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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
Assistant City Attorneys

January 8, 2021

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. 29th St. & 2600-02 N. 36th St.

Dear Ms. Polanco:

This is the second 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. 29th St.

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

Case Number	Principal balances due	If payment rec'd by 1/18/2021	If payment rec'd by 2/18/2021
2016TJ001530/16005391	\$2,660.00	\$3,235.69 Per diem \$0.35	\$3,246.46 Per diem \$0.35
TOTAL:	\$2,660.00	\$3,235.69	\$3,246.46



This property also has an unpaid lien against it in case number 14006314/2014TJ001097. The payoff amount for this judgment is **\$4580.92** (\$0.42 per diem) if paid by 1/18/2021 and **\$4593.83** if paid by 2/18/2021. 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. 36th St.

The applicant now has a building code violation judgment outstanding in a case relating to annual testing of smoke alarms for this property (municipal court case number 20034512). The amount of the judgment is **\$160.00**, and is not yet accumulating interest.

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:

Case Number	Principal balances due	If payment rec'd by 1/18/2021	If payment rec'd by 2/18/2021
2016TJ000908/16005574 (City v EKW LLC)	\$1,930.00	\$2363.89 Per diem \$0.25	\$2371.72 Per diem \$0.25
2014TJ002054/14032560 (City v Madison Energy LLC)	\$2,930.00	\$3613.67 Per diem \$0.34	\$3624.33 Per diem \$0.34
TOTAL:	\$4,860.00	\$5,977.56	\$5,996.05

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.

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

Scott Makkos
Kohn Law Firm S.C.
735 N. Water Street #1300
Milwaukee, WI 53202
scottm@kohnlaw.com
414-276-0435

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

Sincerely,

s/ Nicole F. Larsen

NICOLE F. LARSEN
Assistant City Attorney
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