



Madison Police Department

Victor Wahl, Acting Chief of Police

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www.madisonpolice.com

April 9, 2020

To: Madison East Partnership c/o Royal Capital Group
Kevin Newell, President
Royal Capital Board of Directors

From: Capt. Cory Nelson- Madison Police Department

Re: Harmony at Grandview Commons

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

RE: Harmony at Grandview Commons

Madison East Partnership,

Pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own, Harmony at Grandview Commons, has been declared a Chronic Nuisance Premises based on the following three enforcement actions for nuisance activities:

1. 2/26/2020: 5902 Jackson Quarry Lane at the apartment of Lettsha Larry, four year old child shot in the foot with a gun brought to the apartment by Davon Johnson, Larry's son. Johnson fled with the gun immediately after the shooting but was later apprehended. MPD Case # 20-00079661.
2. 3/17/2020: 5939 Milwaukee Street associated with the apartment of Tameka Gray, Jacob Hillery (Gray's nephew) shot in the leg outside Gray's apartment. Additional gun and ammunition was found in Gray's apartment. MPD Case # 20-00108900.
3. 3/31/2020: 5918 Jackson Quarry Lane at the apartment of Toshiana Northington. Northington banged on her ceiling to attempt to get the upstairs apartment to turn down their music. Minutes later there was a knock on her door and Lashana Buckner of 5920 Jackson Quarry Lane was there with her daughter and 2-3 other females. Buckner engaged in a verbal altercation with Northington which escalated into a physical confrontation. MPD Case # 20-00123938.

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As a result of this Declaration, you are required, within ten (10) days of receipt of this Notice, to respond to me with an appeal or to propose a written course of action that is intended to abate the nuisance activity that is occurring on or in association with your property. **You must schedule a meeting with me and the City Attorney's Office**, to discuss the nuisance activity and your intentions regarding abatement. Any appeal must be filed according to the procedure set forth in Sec. 25.09(5).

Failure to respond to this notice within ten (10) days of receipt will result in a municipal court prosecution and if found guilty, a one thousand dollar (\$1,000) forfeiture will be imposed.

Permitting a Chronic Nuisance Premises may subject you to a forfeiture action in municipal court with a monetary penalty of not less than one thousand dollars (\$1,000) nor more than five thousand dollars (\$5,000) and you may be subject to imprisonment for failing to pay such forfeiture.

If the premises that is the subject of this Notice is a non-owner occupied residential premises, you must, within thirty (30) days of issuance of this notice, attend a landlord training approved by the Office Of The City Attorney.

Please be aware that if there are additional enforcement actions for nuisance activities at Harmony at Grandview Commons, after fifteen (15) days from the date of this notice, in addition to the forfeiture action mentioned above, you may be billed by the City of Madison for the cost of such enforcement and such cost may be added as a special charge and result in a lien on your property.

Your abatement plan shall, if appropriate, consider alternatives to eviction. The City of Madison supports nondiscrimination in the provision of housing in Madison. Any actions you take in response to this letter must comply with applicable federal, state, and local Fair Housing laws. If you have questions about such compliance, you should consult your own attorney, and you may also wish to review these documents:

- <http://www.cityofmadison.com/dcr/documents/FairHsgBro-Eng.pdf>
- <https://portal.hud.gov/hudportal/documents/huddoc?id=HUDOGCGuidAppFHASStandCR.pdf>

You must immediately notify me of any change in your address to ensure receipt of future notices.

Please Mail all correspondence to: Madison Police East District
Captain Cory Nelson
809 S. Thompson Dr.
Madison, WI 53716

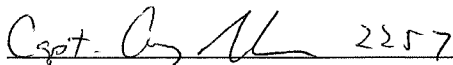
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To schedule your required meeting, please contact me at **608-267-2100** or email at **csnelson@cityofmadison.com**

Sincerely,

Victor Wahl
Acting Chief of Police

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Captain Cory Nelson
City of Madison Police Department- East District
809 S. Thompson Dr.
Madison, WI 53716
608-243-0503 (desk)

csnelson@cityofmadison.com

Cc: Assistant Chief of Police Paige Valenta
Alder Lindsay Lemmer
Norman Davis, City of Madison Department of Civil Rights
City of Madison Building Inspection Division
Tom Conrad, City of Madison Housing Operations Unit
Jennifer Zilavy, Assistant City Attorney