



Madison Police Department

Shon F. Barnes, Chief of Police
City-County Building
211 S. Carroll St.
Madison, WI 53703
Phone: (608) 266-4022 | Fax: (608) 266-4855
madisonpolice.com

March 1, 2023

Chronic Nuisance: Case Number 2023-85399

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Earl Chase
Heartland Alliance Housing
[REDACTED] # [REDACTED]
Chicago Il, 60604

RE: 715 Rethke Avenue

Dear Property Owner:

Pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own at 715 Rethke Avenue has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

- On 01/27/23 MPD officers responded to 715 Rethke Ave. reference a threats complaint under case number 2023-37634. Probable cause was developed to arrest Joseph Hernandez for Disorderly Conduct and Bail Jumping.
- On 2/10/23 MPD officers responded to 715 Rethke Ave. reference 911 call under case number 2023-58430. Probable cause was developed to arrest Eton Bentley for Substantial Battery.
- On 2/15/23 MPD officers responded to 715 Rethke Ave. reference a 911 call under case number 2023-64415. Probable cause was developed to arrest Bobby Oliver for False Imprisonment and Violate Restraining Order.

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 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.

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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 6302 Milwaukee Street 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 also may wish to review these documents:

- <http://www.cityofmadison.com/dcr/documents/FairHsgBro-Eng.pdf>
- https://portal.hud.gov/hudportal/documents/huddoc?id=HUD_OGCGuidAppFHASandCR.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
Attn: Captain Jamar Gary
809 S. Thompson Dr.
Madison, WI 53716

To schedule your required meeting, please contact me at (608) 267-2100.

Sincerely,

Shon F. Barnes, Chief of Police

Captain Jamar Gary
City of Madison Police Department – East District
809 S. Thompson Dr.
Madison, WI 53716
608-267-2100

cc: Alder Barbara Vedder
Assistant Chief of Police Matt Tye
Assistant City Attorney Jennifer Zilavy
Section 8 Supervisor Tom Conrad