



Madison Police Department

Michael C. Koval, Chief of Police

City-County Building
211 S. Carroll Street
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www.madisonpolice.com

February 8, 2019

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Michael Goldberg
Executive Director
Heartland Alliance Housing
208 S. LaSalle Street, Suite 1300
Chicago, IL 60604

✓ Greg Brockmeyer
Chief Administrative Officer and Director of Administration
City-County Building, Room 425
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: 7933 Tree Lane, Madison WI

Dear Property Owner:

At the direction of Mayor Paul Soglin and pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own at 7933 Tree Lane has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

Over a three-month time period, from November 1, 2018 through January 31, 2019, there were 165 calls for police service at your property. Of the 165 incidents, 47 occurred in November, 68 occurred in December and 50 occurred in January.

In the month of January 2019, the following calls for police services at 7933 Tree Lane resulted in enforcement action for nuisance activities:

2019-26130 / 1-21-19 – Arrest for Disorderly Conduct while Armed, Carrying a Concealed Knife
2019-30093 / 1-24-19 – Citation for Resist/Obstruct a Peace Officer and Unlawful Trespass as Prohibited
2019-36867 / 1-29-19 – Arrests for Disorderly Conduct, Battery, Disorderly Conduct while Armed

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).

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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 7933 Tree Lane 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

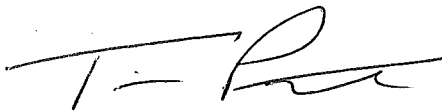
You must immediately notify me of any change in your address to ensure receipt of future notices.

Please Mail all correspondence to: Madison Police – West District
Attn: Captain Tim Patton
1710 McKenna Blvd
Madison, WI 53711

To schedule your required meeting, please contact Captain Patton at (608) 243-0503.

Sincerely,

Michael Koval, Chief of Police



Timothy Patton, Captain of Police

cc: Alder Paul Skidmore
Assistant Chief of Police Paige Valenta
Assistant City Attorney Jennifer Zilavy