



Madison Police Department

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

November 17, 2020

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Wuguo Zheng and Xiufang Lin
5560 Polworth St.
Fitchburg, WI 53711

RE: 1149 Petra Place #2

Dear Property Owner:

Pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own at 1149 Petra Place #2 has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

11/12/20 at 1:42 am, the tenant was issued a citation for a person making unreasonable noise.

10/2/20 at 2:14 am, the tenant was arrested for disorderly conduct due to disturbance with an individual in a neighboring apartment.

7/19/20 at 3:30 am, tenant was cited for allowing a nuisance party.

7/11/20 at 1:30 am, tenant was cited for allowing a nuisance party.

5/22/20 at 4:10 am, tenant was cited for radio, phonograph or other such device disturbance.

5/15/20 at 3:47 am, tenant was cited for person making unreasonable noise.

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 1149 Petra Place #2 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 - South District
Attn: Lt. Kelly Beckett
825 Hughes Place
Madison, WI 53713

To schedule your required meeting, please contact me at (608) 266-5934.

Sincerely,

Victor Wahl, Acting Chief of Police

Kelly Beckett, Lieutenant of Police

cc: Alder Sheri Carter
Assistant Chief of Police Paige Valenta
Assistant City Attorney Jennifer Zilavy