



Madison Police Department

Michael C. Koval, Chief of Police

City-County Building
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7/1/2017

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Dwayne Pohl, Portfolio Manager
ACC Management Group
2375 State Road 44, Suite A
Oshkosh, WI 54904

RE: **7 Oaks Apartments** – 1054 Moorland Road, 1062 Moorland Road, 1138 Moorland Road, 1142 Moorland Road, 1162 Moorland Road, 1186 Moorland Road and 1190 Moorland Road

Dear Mr. Pohl:

Pursuant to Madison General Ordinance (“MGO”) Sec. 25.09, I am informing you that the property you own at 1055, 1062, 1138, 1142, 1162, 1186 and 1190 Moorland Road has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

- On March 29, 2017, (MPD Case 17-26008) a drug investigation was completed and a search warrant was executed at 1142 Moorland Road, Apt 207. Earl Lurks (M/B 09-23-1992) was arrested and charged with Delivery of Heroin (4 Counts) and Delivery of THC.
- On April 14, 2017, (MPD Case 17-123063), officers responded to a report of a disturbance near 1162 Moorland Road and discovered that a fight had occurred. A juvenile was cited for battery.
- On May 18, 2017, (MPD Case 17-165242) officers responded to a report of a battery of a resident at 1162 Moorland Road. A woman who resides at 1138 Moorland Road was cited.
- On May 24, 2017, (MPD Case 17-173205) officers responded to a report of a disturbance at 1190 Moorland Road. A woman was cited for disorderly conduct and was arrested for an outstanding warrant.
- On May 27, 2017, (MPD Case 17-177619) officers responded to a report of a substantial battery/pistol whipping that had occurred outside of 1162 Moorland Road. A male was later arrested and charged with this crime.
- In addition to the above incidents, there were **313 calls for police service** to the 7 Oaks Apartments between January 1, 2017 and June 1, 2017.

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.

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 1055, 1062, 1138, 1142, 1162, 1186 and 1190 Moorland Road 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: Captain John Patterson
825 Hughes Place
Madison, Wisconsin 53713

To schedule your required meeting, please contact me at (608)267-8687.

Sincerely,

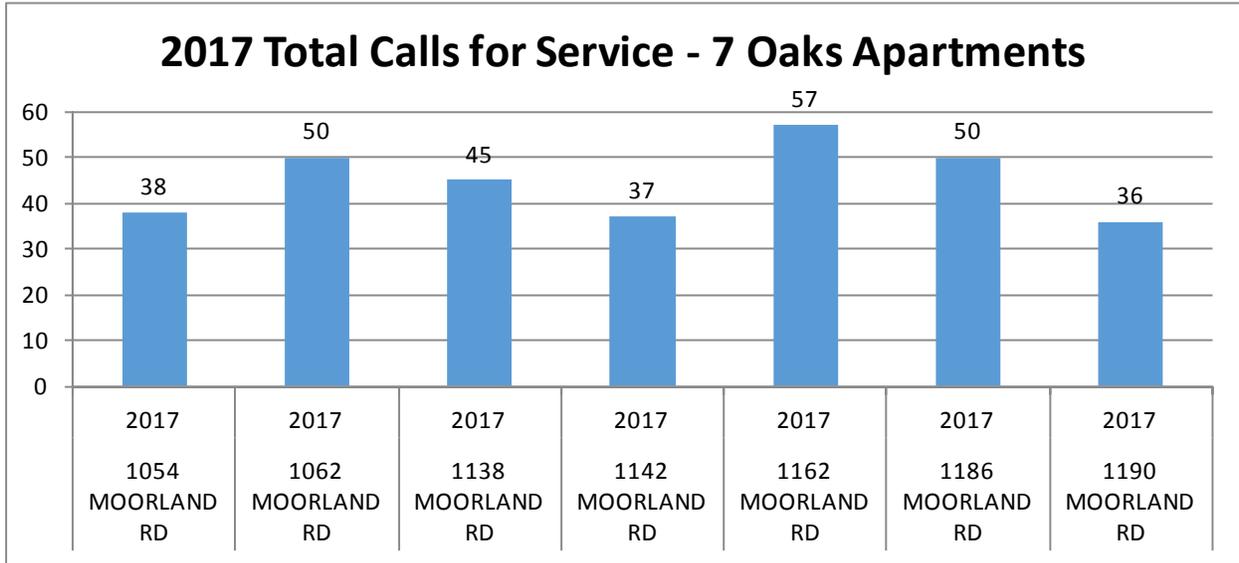
Michael Koval, Chief of Police



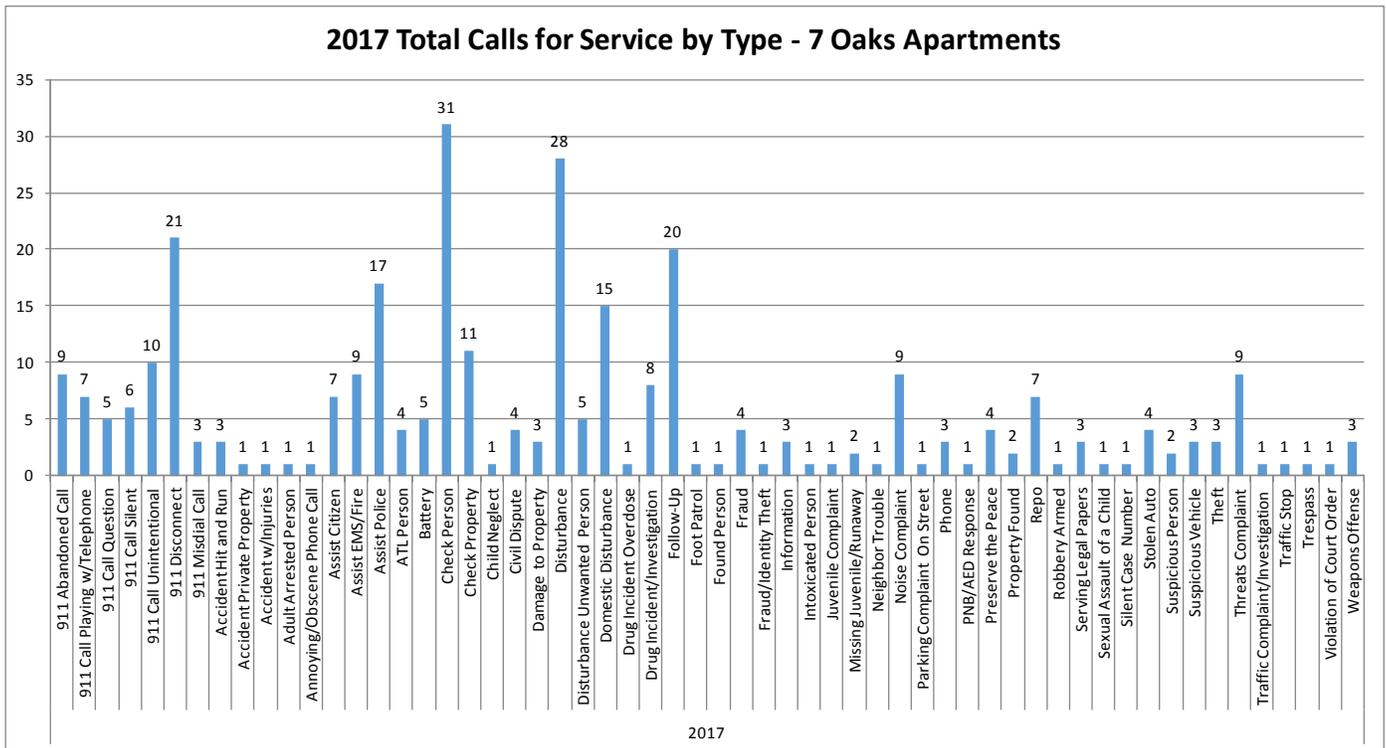
Captain John Patterson

cc: Terrell J. Walter, Royal Capital Group
 Michael A. King, Zilber Property Group
 Alder Sheri Carter
 Assistant Chief of Police Randy Gaber
 Assistant City Attorney Jennifer Zilavy
 Lieutenant June Groehler
 South CPT Officer Meg Hamilton
 Building Inspection Director, George Hank
 Planning, Community and Economic Development, Natalie Erdman

Madison Police Department – Calls for Service Analysis



*Reflects calls for service from January 1, 2017 through June 1, 2017



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