



## Madison Police Department

Michael C. Koval, Chief of Police

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City-County Building  
211 S. Carroll Street  
Madison, Wisconsin 53703  
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[police@cityofmadison.com](mailto:police@cityofmadison.com)  
[www.madisonpolice.com](http://www.madisonpolice.com)

January 23, 2020

**To:** Richard Tiedt

**From:** Capt. Cory Nelson- Madison Police Department

**Re:** 141 Metro Terrace #106

### NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Richard Tiedt  
141 Metro Terrace #106  
Madison, WI  
53718

**RE: 141 Metro Terrace #106**

Dear Richard Tiedt,

Pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own at 141 Metro Terrace #106, has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

- On 01/02/2020 MPD officers responded to 141 Metro Terrace #106 reference case number 2019-905409 and 2020-2130, and arrested Montana Rossi for Trespass to Dwelling and Larissa Tiedt for Disorderly Conduct after threats were made towards a cab driver who dropped Tiedt off at the property. On 01/03/20, Larissa Tiedt was banned from being on the 141 Metro Terrace property by Apex Property Management, after numerous complaints.
- On 01/15/2020 MPD officers investigated a trespass complaint reference case number 2020-19513 and developed probable cause to arrest Larissa Tiedt for Trespass to Dwelling after resident saw her on the property using a key to get inside, after being banned by management
- On 01/19/2020, MPD officers responded reference case number 2020-25719 and arrested Larissa Tiedt on the property at 141 Metro Terrace for Unlawful Trespass (City Ordinance violation). She did admit she knew she was banned from the property. A second person with Tiedt, Cade McIlroy, was also cited for open intoxicants and given warnings for possession of marijuana and driving with a suspended license.

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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** 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 141 Metro Terrace, 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

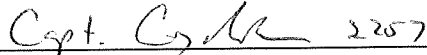
To schedule your required meeting, please contact me at **608-267-2100**

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Sincerely,

Victor Wahl  
Acting Chief of Police

 2257

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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](mailto: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