

July 1, 2020

NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

PNP Hotels LLC

Dbas Grandstay Hotel
Narendra R. Patel, agent
5317 High Crossing Blvd.
Madison, WI 53718

RE: 5317 High Crossing Blvd.

Dear Mr. Patel:

Pursuant to Madison General Ordinance (“MGO”) Sec. 25.09, I am informing you that the property you own at 5317 High Crossing Blvd. has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

1. May 28, 2020, Madison Police dispatched for a disturbance at the hotel which resulted after staff observed what appeared to be illegal drug activity in a room occupied by a Keli Ellett. In the course of the investigation, Todd Ingraham was charged with Resisting/Obstruction an Officer. Madison Police Case No. 2020-00190138
2. On June 7, 2020, Madison Police responded to a complaint regarding a battery that occurred on that date at the hotel in connection with room 322. After investigation, Dedonta Davis was referred for charges of Battery, Disorderly Conduct While Armed, Possession of a Firearm by a Felon and Felony Bail Jumping. Madison Police Case no. 2020-00204196
3. On June 19, 2020, Madison Police were dispatched to Grandstay reference a disturbance related to an unwanted person related to room 112. After investigation, charges of Felony Bail Jumping and Misdemeanor Bail Jumping were referred for Brian Love. Madison Police Case No. 2020-00221274

In addition to these three incidents, there is evidence of prostitution and delivery/distribution of illegal drugs at Grandstay. It appears that you have made no changes since meeting with Madison Police and the City Attorney regarding your 2019 Drug Nuisance.

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 5317 High Crossing Blvd. 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=HUDOGCGuidAppFHASandCR.pdf>

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

Please Mail all correspondence to: [District where CNP located]
[Appropriate MPD personnel]
[address of District]

To schedule your required meeting, please contact me at [contact number].

Sincerely,

(Whatever Chief's name is)
Chief of Police

[Name and title of MPD District personnel signing letter]

Cc: Assistant Chief of Police Paige Valenta
Alder Samba Baldeh
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