



## Madison Police Department

Michael C. Koval, Chief of Police

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City-County Building  
211 S. Carroll Street  
Madison, Wisconsin 53703  
Phone: (608) 266-4022  
Fax: (608) 266-4855  
[police@cityofmadison.com](mailto:police@cityofmadison.com)  
[www.madisonpolice.com](http://www.madisonpolice.com)

February 4, 2016

### NOTICE OF DECLARATION OF CHRONIC NUISANCE PREMISES

Mary Gunderson  
1755 Williams Drive  
Stoughton, WI 53589

RE: 921 Magnolia Lane, Madison, WI

Dear Ms. Gunderson:

Pursuant to Madison General Ordinance ("MGO") Sec. 25.09, I am informing you that the property you own at 921 Magnolia Lane, Madison, WI has been declared a Chronic Nuisance Premises based on the following enforcement actions for nuisance activities:

On 10/27/15 the Dane County Narcotics Task Force led an investigation at this address and a search warrant was executed at 921 Magnolia Lane #2. During this warrant execution and investigation, an arrest was made in relation to firearms and drugs. Specific charges include: "Felon in Possession of a Firearm", "Manufacture and Delivery of Cocaine" and "Maintaining a Drug Dwelling".

As a result of this Declaration, you are required, within ten (10) days of receipt of this Notice, to respond to Lieutenant June Groehler 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 Lieutenant June Groehler 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.

Your abatement plan shall, if appropriate, consider alternatives to eviction. You are required at all times to comply with the Fair Housing requirements contained in MGO Sec. 39.03, when considering any action against a tenant based upon this Notice.

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.

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The Chronic Nuisance Declaration process typically takes place at the same time as when a Notice of Public Nuisance letter is sent. A Notice of Public Nuisance was already sent to you by Captain Joe Balles on November 24, 2015. Due to the transitioning of Command Staff at the South Police District, the Chronic Nuisance Declaration did not get sent, which is why you are receiving it now. Sending this Chronic Nuisance Declaration now is also due to the ongoing nuisance activity and police calls that have continued to occur at this property since your meeting with us on December 9, 2015 (16 calls for service between that meeting and February 4, 2016).

Please be aware that if there are additional enforcement actions for nuisance activities at 921 Magnolia 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.

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

Please mail all correspondence to:      Madison Police Department – South District  
Lieutenant June Groehler  
825 Hughes Place  
Madison, WI 53713

To schedule your required meeting, please contact Lieutenant June Groehler at 608-266-6560.

Sincerely,

Michael Koval  
Chief of Police



Captain John Patterson  
South District

Cc: Alder Sheri Carter  
Assistant Chief of Police Randy Gaber  
Lieutenant June Groehler  
Neighborhood Resource Officer Amelia Levett  
Gloria Reyes, City of Madison Department of Civil Rights  
George Hank, City of Madison Building Inspection Division  
Tom Conrad, City of Madison Housing Operations Unit  
Jennifer Zilavy, Assistant City Attorney