



BE A FORCE

Milwaukee Police Department
 Police Administration Building
 749 West State Street
 Milwaukee, Wisconsin 53233
<http://www.milwaukee.gov/police>

Edward A. Flynn
 Chief of Police

(414) 935-7200

Wednesday, February 12, 2014

Estella J. HERNANDEZ
 Horacio M. SANCHEZ * - STAVIN
 2750 S. 12th St.
 Milwaukee, WI 53215

Re: NOTICE OF PUBLIC NUISANCE
 Drug House Located at: 1586 S. Pearl St.
 Milwaukee Police Department Incident Number: 14-039-0007

According to records of the City of Milwaukee, you are the owner and/or operator of the property identified above. This letter is to notify you that the building or structure located on your property is being used to facilitate the delivery, distribution or manufacture of a controlled substance, or is a building or structure where those acts take place, and therefore is a public nuisance pursuant to Wisconsin Statute § 823.113.

Please contact P.O. Guadalupe VELASQUEZ at 414-935-7763 upon receipt of this letter. Do not disregard this notice. As the owner and or operator of this property, you must take **IMMEDIATE** action to abate the nuisance activity at this property. If you fail to respond to this notice and/or fail take action to abate subsequent nuisance activity, Wisconsin law permits the City of Milwaukee to seek a court order declaring the property a public nuisance and ordering the property closed and sold with proceeds retained by the City to pay abatement costs, liens, and the remainder split between law enforcement, alcohol and drug abuse assistance programs and community development organizations.

Please review the following nuisance abatement measures that you may employ to prevent the continuance or reoccurrence of drug dealing and other nuisance activity at your property. These suggestions are not exclusive and you may use other nuisance abatement measures that are appropriate in the particular circumstances of your property:

- *Participate in a local block watch or neighborhood association.*
- *Exchange names and telephone numbers with the owners of buildings on each side of your property.*
- *Attend the monthly crime prevention meetings conducted at your local Milwaukee Police District Station. Information on these meetings may be obtained through the District Community Liaison Office at 414-935-7228*
- *Monitor the property for evidence of drug activity. This may include observation of clear corner cut baggies strewn about, excessive quantities of plastic sandwich baggies found in odd places, presence of numerous weight scales or communication devices and drug paraphernalia such as unusual pipes, blunt wrap packaging, burned hollow tubes, etc.*
- *Installing "No Loitering" signs and "No Trespassing" signs in the front and rear of the exterior*

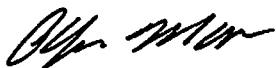
of the property.

If the above-referenced property is a residential rental property and the nuisance activity has occurred in a tenant's rental unit or was caused by that tenant on your property, you may use this notice to provide a five day notice to vacate the property pursuant to Wisconsin Statutes § 704.17(1)(c), (2)(c) and (3)(b). In addition to the potential eviction of tenants, other nuisance abatement methods for landlords to consider include:

- *Participating in the Department of Neighborhood Services Landlord Training program and make a good faith effort to apply the knowledge from the course and attend refresher classes. Information on this training program may be obtained by calling 414-286-2954.*
- *Participating in the local block watch, neighborhood association, landlord compact and property management association.*
- *Instituting the use of written screening criteria that are provided to each applicant at the time each proposed adult resident receives the written application.*
- *Conducting background checks on all prospective adult tenants and residents.*
- *Instituting the use of a written leases for each adult tenant that include provisions relating to disorderly behavior, noise, garbage disposal, use of common areas, illegal activity, tenant responsibility for guest conduct, and the prohibition of subleasing and long-term guests. Timely enforce any lease violations.*
- *Reviewing the tenancy of any other current residents of the property. This may include the termination of tenancies and reapplication by existing tenants for new tenancy.*
- *Regularly inspecting the interior of the residential rental property to confirm that the residents are your tenants, confirm that the premises are actually used as a residence and determine if the doors or windows have been fortified or the premises outfitted with surveillance or delivery mechanisms.*
- *Installing a sign with your name and contact information in a common area requesting law enforcement to contact you if they are responding to a call for service at the property.*
- *Recording with the Department of Neighborhood Services all properties owned or operated by you and participate in the e-mail notification system.*
- *Regularly filing open records requests for Milwaukee Police Department computer aided dispatch system (CADS) reports regarding the property.*
- *Instituting a standing complaint with the local Milwaukee Police District that would allow the Police Department to remove any individuals loitering on the property.*
- *Providing the local Milwaukee Police District with updated current tenant lists.*

Thank you.

EDWARD A. FLYNN
Chief of Police



ALFONSO MORALES
Captain of Police

c: **District Alderperson**
Office of the City Attorney
Department of Neighborhood Services
District Nuisance Officer if applicable
License Investigation Unit if applicable