

January 28th, 2014

BRE/LQ Properties LLC
Attn: Property Tax Department
909 Hidden Ridge, Suite 600
Irving, Texas 75038

La Quinta Inn & Suites, LLC
Attn: Raynetta Lewis
5442 N. Lovers Lane Road
Milwaukee, Wisconsin 53225

Re: Notice of Nuisance Premises

To Whom It May Concern:

This letter is notice to you that the Milwaukee Chief of Police, by the chief's designee, the district commander, has determined that the premises located at 5442 N. Lovers Lane Road ("La Quinta Inn") is a nuisance pursuant to Milwaukee Code of Ordinances ("MCO") § 80-10, Chronic Nuisance Premises.

The Milwaukee Police Department has responded to the following described nuisance activities at the premises on the corresponding dates, which qualify the premises as a nuisance:

1. February 24th, 2013, 9:07am, multiple Milwaukee Police Officers responded to a call for service regarding an armed robbery at La Quinta Inn located at 5442 N. Lovers Lane Road. The investigation revealed the victim was engaging in the act of prostitution and was in possession of marijuana at the La Quinta Inn & Suites. This is in violation of 80-10-2-c-1-b, 80-10-2-c-1-e, 80-10-c-1-i, 80-10-2-c-1-L and 80-10-2-c-1-gg.
2. February 28th, 2013, 8:04pm, multiple Milwaukee Police Officers responded to a call for police service regarding a welfare check at La Quinta Inn located at 5442 N. Lovers Lane Road. During the investigation it was determined there were several criminal law violations, including false imprisonment, prostitution, child abuse, pointing and aiming a firearm at a minor, first degree recklessly endangering safety, and conspiracy. This is in violation of 80-10-2-c-1-b, 80-10-2-c-1-e, 80-10-2-c-1-k, 80-10-2-1-L, and 80-10-2-1-p.
3. November 4th, 2013, 7:39pm, multiple Milwaukee Police Officers responded to a call for service regarding shots fired at La Quinta Inn located at 5442 N. Lovers Lane Road. This is in violation of 80-10-2-c-1-b and 80-10-2-c-1-L.

As a consequence, you may be subject to a collections action for the cost of future enforcement for any of the nuisance activities listed in MCO § 80-10-2-c that occur at the premises.

You are directed to respond to my office within 10 days of receipt of this notice with an acceptable, written course of action that you will undertake to abate the nuisance activities occurring at the premises, or file an appeal. You may appeal this nuisance determination to the Administrative Review Appeals Board. Any appeal must be in writing and a processing fee will be charged. Please contact the Office of the City Clerk at (414) 286-2231 for additional information.

If you elect to provide a written course of action, I shall evaluate it to determine if it is a reasonable attempt at abating the nuisance activity.

Prior to responding with a written course of action, it is highly recommended that you obtain records relating to police responses regarding the premises. You may obtain these records from the Computer Aided Dispatch System (CADS) at the Open Records Section of the Milwaukee Police Department (District Three Station, 2333 North 49th Street, Second Floor) between 8:00 AM and 3:45 PM. There is a cost of 25 cents per page for these records.

Once you are able to determine the type of nuisance activity occurring at the premises, please review the following examples of nuisance abatement measures that you may include in your written course of action to abate the nuisance activity. These suggestions are not exclusive, may not apply to the particular premises, and you may propose other nuisance abatement measures that would be appropriate under your particular circumstances.

- Exchange names and telephone numbers with the owners and operators of neighboring premises.
- Participate in a local block watch, neighborhood association, and business association.
- Attend the monthly crime prevention meetings conducted by the local Milwaukee Police District Community Liaison Officer who can be contacted at CLO Phone Number.
- Monitor the property for evidence of drug activity. This may include observation of clear corner cuts of 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, empty cigar wrappers, burned hollow tubes, etc.
- Install “No Loitering” signs in the front and rear of the exterior of the premises. This signage permits police to cite loitering individuals in the yard and sidewalk area.
- Install “No Trespassing” signs in the front and rear of the exterior of the premises. This signage permits police to cite trespassers in commercial properties.
- Participate in the E-Notify system for email updates regarding the premises.
- Regularly file open records requests for Milwaukee Police Department Computer Aided Dispatch System (CADS) reports regarding the property.
- Institute a standing complaint with the local Milwaukee Police district station that will allow the police department to remove any individuals loitering on the property.
- Draft and serve a no trespassing order against identified nuisance persons and provide the local police district station a copy of the served order.
- Install and maintain a digital security surveillance system.
- Employ security personnel.
- Require a credit card for all reservations

If you propose a course of action which is rejected by me or fail to timely respond to this request, and a subsequent nuisance activity occurs on or after 13 days after receipt of this notice, you will be subject a collections action for the cost of any police services and enforcement.

Once you have been billed for the costs of police services and enforcement for three or more separate nuisance activities within one year of the date of this notice of nuisance premises, pursuant to MCO § 80-10-6, and each and every subsequent incident of nuisance activity at the premises may be deemed a separate violation and result in a citation being issued to you for failure to abate the nuisance activity. Each citation would subject you to a forfeiture of not less than \$1,000.00 or more than \$5,000.00. Upon default of payment of a chronic nuisance citation you would be subject to imprisonment in the county jail or house of correction for a period of not less than 40 days or more than 90 days for each violation.

Please contact Police Officer Rufaro Davis at 414-935-7248 with any questions, and I look forward to hearing from you.

Best regards,

EDWARD A. FLYNN
CHIEF OF POLICE

District Four
Captain Victor Beecher

Attachment: Copy of Milwaukee City Ordinance 80-10
CC: [Licensing Agency](#)
City Hall Common Council