



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved HOUSING COMMITTEE

Wednesday, December 2, 2009

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:07 PM by Vice Chair Sparer.

Staff Present: George Hank & Meg Zopelis

Present: 8 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Keith G. Broadnax;
Victor E. Villacrez; Tobi L. LeMahieu; Curtis V. Brink and David R. Sparer

Absent: 3 -

Detria D. Hassel; David C. Porterfield and Michael Schumacher

Excused: 4 -

Greg L. Rosenberg; Brian A. Munson; Judith M. Wilcox and Alicia Bosben
Gebhardt

APPROVAL OF MINUTES

A motion was made by Maniaci, seconded by Day, to Approve the Minutes of
November 4, 2009. The motion passed by voice vote/other.

ROLL CALL

Porterfield arrived at 5:09 PM.

Present: 9 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Keith G. Broadnax;
Victor E. Villacrez; Tobi L. LeMahieu; Curtis V. Brink; David C. Porterfield
and David R. Sparer

Absent: 2 -

Detria D. Hassel and Michael Schumacher

Excused: 4 -

Greg L. Rosenberg; Brian A. Munson; Judith M. Wilcox and Alicia Bosben
Gebhardt

PUBLIC COMMENT

None

REPORTS

1. [08595](#) Landlord & Tenant Issues Subcommittee

Sparer reported that the November meeting was cancelled as there were no new items of business.

2. [08596](#) Housing Affordability Subcommittee

Brink reported that the subcommittee has been working extensively on the Affordable Housing Trust Fund.

3. [11431](#) Common Council Update

Maniaci reported that there was discussion on the Capital Budget and land banking.

4. [15888](#) Housing Diversity Planning Ad Hoc Committee

Porterfield reported that the subcommittee is working on strategic planning on housing and schools, and how to better plan neighborhoods with the school district.

NEW BUSINESS

5. [15199](#) Amending Section 32.05(1)(e) of the Madison General Ordinances to require landlords to provide tenants with more specific information as to when they will be entering a tenant's leased premise to show the property for sale or lease.

Attachments: [Registration Forms.pdf](#)

A friendly amendment was moved by Brink and accepted by Ejercito to add under Section (e), "The notice shall indicate the exact time of entry and the length of stay not to exceed A COMBINED TOTAL OF three..." Words added: "a combined total of".

A motion to amend was made by Maniaci, seconded by Brink, to amend the time from 3 to 4 hours. The motion to amend FAILED by voice vote/other.

RECOMMENDED LANGUAGE FOR MAIN VOTE:

(e) Entering upon a tenant's leased premises solely to show the property for sale or lease without at least twenty-four (24) hours notice, the notice shall indicate the exact time of entry and the length of stay not to exceed a combined total of three (3) hours per day and shall cover not more than three consecutive days, unless the tenant approves a shorter period of notice or a larger window of availability on a case by case basis .

A motion was made by Ejercito, seconded by Sparer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by the following vote:

AYE: Brink, Broadnax, Day, Ejercito, LeMahieu, Maniaci, Porterfield, Sparer & Villacrez
EXCUSED: Bosben-Gebhardt, Munson, Rosenberg & Wilcox

ABSENT: Hassel & Schumacher

Nancy Jensen, Apartment Association of South Central Wisconsin, registered and spoke in support of this file.

A friendly amendment was moved by Brink and accepted by Ejercito to add under Section (e), "The notice shall indicate the exact time of entry and the length of stay not to exceed A COMBINED TOTAL OF three..." Words added: "a combined total of".

A motion to amend was made by Maniaci, seconded by Brink, to amend the time from 3 to 4 hours. The motion to amend FAILED by voice vote/other.

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A motion was made by Ejercito, seconded by Sparer, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by the following vote:

Absent: 2 -

Detria D. Hassel and Michael Schumacher

Excused: 4 -

Greg L. Rosenberg; Brian A. Munson; Judith M. Wilcox and Alicia Bosben Gebhardt

Ayes: 9 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Keith G. Broadnax; Victor E. Villacrez; Tobi L. LeMahieu; Curtis V. Brink; David C. Porterfield and David R. Sparer

6. [15526](#)

SUBSTITUTE Amending Secs. 32.05(3), 32.07(7)(b), 32.14(1) and 1.08(3)(a) of the Madison General Ordinances to require that tenants be informed in a notice of a specific font of their right to inspect photographic evidence and increasing various penalties.

Attachments: [Bail deposit table](#)
[Version 1](#)

A motion was made by Sparer, seconded by Maniaci, to amend Legislative File 15526 by removing items 1, 3 & 4 in their entirety, leaving only item 2. The motion passed by voice vote/other.

A motion was made by Sparer, seconded by Ejercito, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER: Approval of Legislative File 15526 with Item 2 only. Remove items 1, 3 & 4 in their entirety. The motion passed by the following vote:

YES: Brink, Broadnax, Day, Ejercito, LeMahieu, Maniaci, Porterfield, Sparer & Villacrez
EXCUSED: Bosben-Gebhardt, Munson, Rosenberg & Wilcox
ABSENT: Hassel & Schumacher

Nancy Jensen, Apartment Association of South Central Wisconsin, registered in opposition to the Bail Bond Schedule.

A motion was made by Sparer, seconded by Maniaci, to amend Legislative File 15526 by removing items 1, 3 & 4 in their entirety, leaving only item 2. The motion passed by voice vote/other.

A motion was made by Sparer, seconded by Ejercito, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER: Approval of Legislative File 15526 with Item 2 only. Remove items 1, 3 & 4 in their entirety. The motion passed by the following vote:

- Absent: 2 -
Detria D. Hassel and Michael Schumacher
- Excused: 4 -
Greg L. Rosenberg; Brian A. Munson; Judith M. Wilcox and Alicia Bosben Gebhardt
- Ayes: 9 -
Susan K. Day; Philip P. Ejercito; Keith G. Broadnax; Victor E. Villacrez; Tobi L. LeMahieu; Curtis V. Brink; David C. Porterfield; David R. Sparer and Bridget R. Maniaci

- 7. [15867](#) Creating Section 27.04(2)(l) of the Madison General Ordinances to require owners of multi-family dwellings to provide contact information of at least two people who can exercise control and care over the property; and amending Sec. 1.08(3)(a) to create a bail deposit for violations.

Nancy Jensen, Apartment Association of South Central Wisconsin, registered neither in support nor opposition of this file.

This Legislative File is still with BOE. Referred to next meeting.

- 8. [16570](#) Amending Sections 9.52, 28.08(2)(b)8.j., 28.08(9)(b)7.c., 28.08(11)(b)7.c., and 28.08(12)(b)2. of the Madison General Ordinances to change the notification requirements for keeping chickens and provide for revocation of a license.

Attachments: [Comment 121409.pdf](#)

A motion was made by Sparer, seconded by Ejercito, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

- 9. [16662](#) SUBSTITUTE Amending Sections 32.12(8) and 32.12(9)(a) of the Madison General Ordinances to modify the regulations for showing and re-renting rental premises.

Attachments: [Version 1](#)

Nancy Jensen, Apartment Association of South Central Wisconsin, registered neither in support nor opposition of this file.

This Legislative File needs to be addressed at Landlord & Tenant Issues Subcommittee. Referred to next meeting.

ADJOURNMENT

A motion was made by Ejercito, seconded by Villacrez, to Adjourn at 6:23 PM.
The motion passed by voice vote/other.