



City of Madison

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

Meeting Minutes - Draft LANDLORD AND TENANT ISSUES SUBCOMMITTEE

Thursday, March 15, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Ejercito at 4:39 PM.

Staff: George Hank, Lana Mades and Meg Zopelis

Present: 3 -
Bridget R. Maniaci; Curtis V. Brink and Philip P. Ejercito

Excused: 1 -
Michael A. Stluka

1. [20509](#) Chair and Vice Chair Elections for the Landlord & Tenant Issues Subcommittee

A motion was made by Maniaci, seconded by Brink, to nominate Phil Ejercito as Chair. Ejercito accepted the nomination. The motion passed by voice vote/other.

A motion was made by Maniaci, seconded by Ejercito, to nominate Curt Brink as Vice Chair. Brink accepted the nomination. The motion passed by voice vote/other.

APPROVAL OF MINUTES

A motion was made by Brink, seconded by Maniaci, to Approve the Minutes of November 10, 2011. The motion passed by voice vote/other.

PUBLIC COMMENT

Maniaci discussed the hearings at the Capitol with regard to SB107/Act 108 and asked Lana Mades to review the information. Brenda Konkel also spoke regarding the hearings.

DISCLOSURES AND RECUSALS

None

UNFINISHED BUSINESS

2. [23272](#) Discussion on 2011 Senate Bill 107

Attachments: [SB107.pdf](#)
[LT Reg - Item 1 11-10-11.pdf](#)
[memo sb107 impact on MGOs with draft language.pdf](#)
[Wisconsin Statute 66.0104.pdf](#)

Discussion took place during Public Comment.

3. [23596](#) Discussion on Rental Screening Criteria ("B Criteria")

Attachments: [Reg Statements Item #5 8-18-11.pdf](#)
[LT Reg - Item 2 11-10-11.pdf](#)

A motion was made by Maniaci, seconded by Brink, to Table this item until the next meeting. The motion passed by voice vote/other.

4. [24416](#) Discussion on Liquidated Damages

Attachments: [SampleLease.pdf](#)
[LeaseAdd.pdf](#)
[NSRP.pdf](#)
[Liquidated Damages.pdf](#)
[LT Reg - Item 4 11-10-11.pdf](#)

A motion was made by Maniaci, seconded by Brink, to Table this item until the next meeting. The motion passed by voice vote/other.

NEW BUSINESS

5. [25496](#) Amending Section 27.04(2)(k)4. and Section 1.08(4) of the Madison General Ordinances to require monthly notification only if an e-mail address has been provided, it removes the requirement that the Fire Department notify landlords of all ambulance calls, and authorizes the Fire Department to issue citations to landlords that fail to comply with the posting notification requirements.

A motion was made by Maniaci, seconded by Brink, to Return to Lead with the Following Recommendation(s) to the HOUSING COMMITTEE. Recommendation for approval with the following change, 27.04(2)(k)(4), update language to read, "...communicate promptly and at a minimum monthly..." The motion passed by voice vote/other.

6. [25322](#) Review Revisions to the Tenant & Landlord Rights and Responsibilities Pamphlet - Changes based on SB107/2011 Act 108

Attachments: [Landlord tenant rights and responsibilities pamphlet - 2011 Act 108 revisions](#)
[Tenant Landlord 2-8-12.pdf](#)

A motion was made by Maniaci, seconded by Brink, to Refer this item to the HOUSING COMMITTEE with a recommendation to approve as amended. There will be two versions of the document on the Building Inspection web page. One version will show what changes were made. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Maniaci, seconded by Brink, to Adjourn at 5:24 PM. The motion passed by voice vote/other.