



**City of Madison**  
**Meeting Minutes - Final**  
**LANDLORD AND TENANT ISSUES**  
**SUBCOMMITTEE**

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

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Thursday, December 15, 2005

4:30 PM

Room LL-130 Madison Municipal Building

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## CALL TO ORDER

*The meeting was called to order at 4:38 p.m.*

## ROLL CALL

**Present:** Curtis V. Brink, Philip P. Ejercito, Detria D. Hassel and David R. Sparer

**Absent:** Ald. Austin W. King and Ald. Michael E. Verveer

**Excused:** Rose M. LeTourneau

*Also Present: George Hank, Inspection Unit Director  
Steve Brist, Asst. City Attorney  
Pat Kreitzman, Recording Secretary*

## APPROVAL OF MINUTES

*Sparer moved approval of the minutes, second by Brink with unanimous approval.*

## PUBLIC COMMENT

*No appearances.*

## NEW BUSINESS ITEMS

### 02337

Amending Sections 28.08(4)(c)4., 28.08(9)(c)6., and 28.08(11)(c)4. to allow tax-exempt lodging houses as conditional uses in the R3, R4, R4L and R4A Districts.

*David Sparer, representing Madison Community Coop, appeared in support of the ordinance. He handed out the definition of family as it is currently contained in the Zoning Code. The proposal does not change the current code but it changes what is permitted in the Zoning Code. Madison Community Coop owns 13 buildings and each is operated as a large house in which a number of people live together, share cooking facilities, bathrooms and common areas. The Zoning Code limits the number of people who can reside on a property. The situation that comes up for Madison Community Coop is that they have in the past owned some of the really large coops on campus and they have run them as lodging houses. Lodging houses are required to have locks on bedroom doors. The problem that comes up is that most of the their housing is in the downtown/campus area and those districts permit lodging houses, however when you get into other districts that are the subject of the proposed amendment, currently it is not a permitted use. If the house were looked at as one dwelling unit, then the ordinance as it currently exists would permit them to be there. These dwelling units are not looked at that way and because they have locks on the bedroom doors, they can not be properly called a single unit. This would be a lodging house and each bedroom would be a unit.*

*This proposal would add lodging housing. This would make it a conditional use to go through the Plan Commission with neighborhood notice.*

*Ald. Judy Olson appeared in support of the proposed ordinance. There is a coop in her district that is limited to 5 members. They could more fully occupy the building if this limitation didn't restrict them. Madison Community Coop would also like to occupy some housing in other neighborhoods. This would make it more affordable for them. As far as tax exempt, this shouldn't be mixed up with this. This won't permit more tax exempt properties, it is not the goal.*

*Brink is concerned that this would allow coops going into every neighborhood without considerable consideration. Olson noted that alderpersons are notified on conditional use applications and neighbors are also notified.*

**A motion was made by Hassel, seconded by Ejercito, to Return to Lead with the Following Recommendation(s) to the HOUSING COMMITTEE to recommend adoption to the Housing Committee. The motion passed by the following vote:**

**Absent:** King and Verveer

**Excused:** LeTourneau

**Aye:** Ejercito and Hassel

**Abstain:** Brink and Sparer

**Present:** 4 - Curtis V. Brink, Philip P. Ejercito, Detria D. Hassel and David R. Sparer

**Absent:** 2 - Ald. Austin W. King and Ald. Michael E. Verveer

**Excused:** 1 - Rose M. LeTourneau

## **OLD BUSINESS**

*These items will be discussed at the next meeting.*

## **ADJOURNMENT**

*Brink moved adjournment at 5:22 p.m. second by Ejercito.*