



Department of Planning and Community & Economic Development  
**Neighborhood Preservation & Inspection Division**

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**DATE:** October 11, 2007

**TO:** Landlord and Tenant Issues Subcommittee

**FROM:** George C. Hank, Director  
Neighborhood Preservation & Inspection Division

**SUBJECT:** Requested Information – Amended 10/18/07

From October 1, 2006 through September 30, 2007, the Housing Section handled 2,614 cases with 2,098 of them housing related. These housing related cases would include interior violations such as holes in walls, window and door locks, electrical problems, inadequate heat, missing and/or defective smoke detectors, etc. Interior violations would also include tenant house keeping violations. Exterior violations would include, but are not limited to, deteriorated porches, roofs, peeling paint, deteriorated siding and chimney related issues.

The interior violations were almost exclusively on rental dwelling units. The exterior violations would be a mix of rental, owner occupied or commercial properties with the majority of them on rental properties.

From October 1, 2006 through September 30, 2007 the Housing Section processed 448 extensions, approximately 17 percent of the 2,614 total cases. Cases dealing with exterior violations, especially painting issues are more likely to be extended. This is frequently true for owner occupied buildings. Cases dealing with tenant house keeping issues frequently have multiple extensions.

To qualify for an extension the owner must make substantial progress by correcting at least 50 percent of the interior violations. None of the items to be extended may include safety and security or health related items. Some of the extended items may result in the tenant being eligible for the Rent Abatement process.

From October 1, 2006 through September 30, 2007 housing staff issued 157 citations and referred 141 cases to the City Attorney's office for prosecution. This is approximately 11 percent of all cases processed by the Housing Section resulting in some form of prosecution. Citations would generally be used for failure to correct interior violations. City Attorney referrals would be used for exterior violations as well as interior violations where the citations failed to gain compliance.

Reinspection fees may also come into play when all of the items are not corrected by the due date. Cases with extensions, citations and City Attorney referrals frequently contain reinspection fees of \$50.00 for each case with two or more reinspections. From October 1, 2006 through September 30, 2007, 510 reinspection fees were contained on the 2,614 cases processed by the Housing Section.

Note: Of the 448 cases that were extended from October 1, 2006 through September 30, 2007, seven cases eventually received citations (3 rental and 4 owner occupied) and eight cases eventually were referred to the City Attorney for prosecution (6 rental and 2 owner occupied). Two cases received a citation and a City Attorney referral, one rental and one owner occupied. That means that only 3% of the cases that were extended eventually ended up with some form of prosecution.