



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDLORD AND TENANT ISSUES SUBCOMMITTEE

Thursday, September 17, 2009

4:30 PM

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

CALL TO ORDER / ROLL CALL

Staff Present: George Hank and Meg Zopelis

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

Absent: 1 -
Bridget R. Maniaci

Excused: 1 -
Alicia Bosben Gebhardt

APPROVAL OF MINUTES

Hassel asked for corrections on Page 3, first paragraph, third line from the bottom. This should read "assaulted" instead of "abused" and "violating people's civil rights" instead of "violent people, civil rights". Please remove quotes.

A motion was made by Ejercito, seconded by Brink, to Approve the Minutes of September 17, 2009 with the above corrections. The motion passed by voice vote/other.

PUBLIC COMMENT

NEW BUSINESS

1. [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](#)

Nancy Jensen appeared to speak (representing landlords) in complete opposition. Problem with font language and bail bond amendment.

A motion was made by Ejercito, seconded by Sparer, to return to the Housing Committee with the recommendation for approval.

A motion was made by Brink, seconded by Ejercito to amend the motion to change the font size to 10 pt. The motion on the amendment passed by voice vote/other.

A motion was made by Brink, seconded by Ejercito to amend the motion to indicate that it should always be called the "Landlords and Tenants Rights" so both parties comply and have the same information. The motion on the amendment passed by voice vote/other.

A motion was made by Sparer, seconded by Brink, to not include the following language on the check-in sheet, which is currently in Section 32.07(7), with one addition (in italics/bold) "...and a notice provided in a minimum 10 pt size font, that the tenant will be provided a copy of the photographs documenting any damage, waste or neglect of the premises being charged to the tenant if requested by the tenant in writing within 30 days of receipt of the notice. Upon receipt of a timely request, the landlord has 30 days to provide the tenant a copy of the photographs maintained by the landlord under Sec. 32.07(14)(a) documenting the damage, waste or neglect..."

Chair Sparer requested that the sponsors, City Attorney, and a Police Department representative be asked to attend the next Landlord & Tenant Issues Subcommittee meeting and the next Housing Committee Meeting.

Ejercito withdrew his original motion of returning the full item to the Housing Committee with the recommendation for approval. Instead, he requested referral on this item as amended to the next Subcommittee meeting.

A friendly motion was made by Sparer to separate out the 10 pt. font issue and recommend that part to the full Housing Committee. (No vote)

A motion was made by Ejercito, seconded by Sparer, to separate the bail bond issue and refer that to the next Subcommittee meeting and refer the rest as amended to the next Housing Committee meeting for approval. The motion passed by voice vote/other.

A motion was made by Ejercito, seconded by Brink to separate discussion of 32.07(7) as amended from discussion on the bail bonds. The motion passed by voice vote/other.

A motion was made by Ejercito, seconded by Hassel, to recommend to the Housing Committee to approve the recommended change to 32.07(7), to have the 10 pt. font language added. The motion passed by voice vote/other.

A motion was made by Ejercito, seconded by Hassel, to refer discussion on the bail bond amounts and discussion of overall fines of items not specified to the next subcommittee meeting. The motion passed by voice vote/other.

SUMMARY:

Item 2 of Legislative File No. 15526 sent back to Housing Committee with recommendation.

Items 1, 3 & 4 of Legislative File No. 15526 referred to next meeting of Landlord & Tenant Issue Subcommittee.

ADJOURNMENT

The next Subcommittee meeting will start at 4:00 PM and will run longer than the 1 ½ hour limit.

A motion was made by Ejercito, seconded by Brink, to Adjourn. The motion passed by voice vote/other.