



# City of Madison

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

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Thursday, April 21, 2011

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Ejercito at 4:35 PM.

Staff: George Hank and Meg Zopelis

Present: 4 -  
Curtis V. Brink; Philip P. Ejercito; Detria D. Hassel and Victor E. Villacrez

Absent: 1 -  
Bridget R. Maniaci

### APPROVAL OF MINUTES

A motion was made by Brink, seconded by Villacrez, to Approve the Minutes of March 17, 2011. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### DISCLOSURES AND RECUSALS

None

### NEW BUSINESS

### ROLL CALL

Maniaci arrived at 4:43 PM.

Present: 5 -  
Bridget R. Maniaci; Curtis V. Brink; Philip P. Ejercito; Detria D. Hassel and Victor E. Villacrez

3. [22084](#) Review of MGO Section 32.05(1)(g)

(g) A landlord may regulate guests, but may not prohibit, a tenant from having all guests. Guest regulations, if any, shall be included in the rental agreement. Guest regulations shall be in conformance with the definition of a Family provided in Chapter 28 of Madison General Ordinances. Guest regulations shall not permit the violation of zoning regulations, including capacity standards, provided in Chapter 28 of Madison General Ordinances. Nothing in these ordinances shall prohibit a landlord from commencing an eviction action against a tenant for permitting a person to reside in the tenant's rental unit in violation of Madison General Ordinances or state law. (Cr. by Ord. 12,932, 12-11-01)

Attachments: [Konkel Reg Statement 4-21-11](#)

Cpt. Vic Wahl from Madison Police Department present.

Villacrez proposed this agenda item as people are living at apartments but they are not on the lease. Villacrez wants to know what levels of police calls are being made by non-residents. Cpt. Wahl said Police records are filed by address and they do not distinguish who made the call. Police will ask for identification and a current address. They do not specifically ask if a person is on the lease.

Villacrez asked what can be done if tenant does not follow the lease, allowing non-residents to reside there. Wahl said good screening and a lease addendum. Intervention will be with property owner.

Villacrez asked if Police was receiving many "he said/she said" calls and Wahl said no. If a landlord is doing an eviction, things are pretty bad already. After an eviction notice has been served, sometimes there are problems. Hank said a possible recourse is verifying if someone is on a lease if they indicate they live at the address on the Police Report.

Villacrez said this is an economic issue for landlords and landlords are being penalized because a non-tenant resident is generating calls (nuisance). Hassel said the information is in the lease and that a landlord can call a person in and review lease with them. Maniaci said you can post No Trespassing signs so police can enforce. Brink thinks this falls under chronic nuisance, Section 29.05.

Hassel said this is citywide and not just in Downtown. Maniaci agreed and recommended having Landlord & Tenant Issues Subcommittee meetings at other venues and Ejercito agreed. Maniaci wants to reach out to Alders from other districts for meetings. This item was placed on file.

## UNFINISHED BUSINESS

## ROLL CALL

Maniaci and Villacrez left at 5:25 PM.

Present: 3 -

Curtis V. Brink; Philip P. Ejercito and Detria D. Hassel

**Excused:** 2 -  
Bridget R. Maniaci and Victor E. Villacrez

**ROLL CALL**

**Maniaci returned at 5:28 PM.**

**Present:** 4 -  
Bridget R. Maniaci; Curtis V. Brink; Philip P. Ejercito and Detria D. Hassel

**Excused:** 1 -  
Victor E. Villacrez

**ROLL CALL**

**Villacrez returned at 5:39 PM.**

**Present:** 5 -  
Bridget R. Maniaci; Curtis V. Brink; Philip P. Ejercito; Detria D. Hassel and  
Victor E. Villacrez

1. [20510](#) Review of Tenant & Landlord Rights & Responsibilities Pamphlet

**Attachments:** [Tenant Landlord Web 9-27-10.pdf](#)  
[Landlord tenant rights and responsibilities pamphlet 2-17-11.pdf](#)  
[Tenant & Landlord Rights and Responsibilities Pamphlet 3-31-11.pdf](#)  
[Tenant & Landlord Rights and Responsibilities Pamphlet 4-15-11.pdf](#)  
[Konkel Agenda No.1 4-21-11.pdf](#)  
[Reg Statements 4-6-11.pdf](#)  
[landlord tenant pamphlet memo final.pdf](#)  
[Tenant Landlord Rights and Responsibilities Pamphlet Konkel edits.pdf](#)  
[tlb take two konkel edits with highlighted areas to change.pdf](#)  
[landlord tenant pamphlet revised memo.pdf](#)

**Brenda Konkel of Tenant Resource Center reviewed changes she believes should be made to the Tenant & Landlord Rights and Responsibilities Pamphlet. She will e-mail these recommended changes to Zopelis.**

**A motion was made by Maniaci, seconded by Brink, to Refer this item to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE meeting of May 19, 2011. The motion passed by voice vote/other.**

**ROLL CALL**

**Hassel left at 6:00 PM. Before leaving, she asked to remain on the Housing Committee as her term expires April 30, 2011.**

**Present:** 4 -  
Bridget R. Maniaci; Curtis V. Brink; Philip P. Ejercito and Victor E. Villacrez

**Excused:** 1 -  
Detria D. Hassel

2. [21167](#) Discussion on Greater Enforcement of MGO Chapter 32 - Landlord and Tenant

**Attachments:** [Wegleitner Reg Statement 3-2-11.pdf](#)  
[Ch 32 Bail Schedule.pdf](#)  
[Konkel Reg Statement 4-21-11](#)

A motion was made by Maniaci, seconded by Brink, to Refer this item to the LANDLORD AND TENANT ISSUES SUBCOMMITTEE meeting of May 19, 2011. The motion passed by voice vote/other.

#### DISCUSSION

4. [21366](#) Discussion of Future Items for Agenda

Keep this as a standing item on the Agenda.

#### ADJOURNMENT

A motion was made by Villacrez, seconded by Maniaci, to Adjourn at 6:04 PM. The motion passed by voice vote/other.