



# City of Madison

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

## Meeting Minutes - Approved HOUSING COMMITTEE

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Wednesday, March 3, 2010

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Chair Porterfield called the meeting to order at 5:09 PM.

Staff Present: George Hank, Matt Tucker, Rick Roll & Meg Zopelis

Present: 8 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Judith M. Wilcox;  
Curtis V. Brink; Detria D. Hassel; David C. Porterfield and David R. Sparer

Excused: 4 -

Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez and Michael  
Schumacher

### APPROVAL OF MINUTES

A motion was made by Wilcox, seconded by Sparer, to Approve the Minutes of  
February 3, 2010. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### REPORTS

1. [08595](#) Landlord & Tenant Issues Subcommittee

Sparer reported the last meeting was filled with public testimony regarding  
Legislative Files 15867 and 16662. The next meeting will be focused on  
committee discussion of those files.

### ROLL CALL

Munson arrived at 5:12 PM.

**Present:** 9 -  
Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Brian A. Munson;  
Judith M. Wilcox; Curtis V. Brink; Detria D. Hassel; David C. Porterfield  
and David R. Sparer

**Excused:** 3 -  
Keith G. Broadnax; Victor E. Villacrez and Michael Schumacher

- 2. [08596](#) Housing Affordability Subcommittee

**Brink reported that they are waiting for the Affordable Housing Trust Fund file to be completed at the CDBG Committee.**

- 3. [11431](#) Common Council Update

**Maniaci reported that she verbally introduced a Legislative File for private noise amplification (for weddings/parties at residences).**

- 4. [15888](#) Housing Diversity Planning Ad Hoc Committee

**Munson reported that they did not meet in February. The next meeting is on March 18th.**

**CONTINUED BUSINESS**

ROLL CALL

**Munson left at 5:42 PM.**

**Present:** 8 -  
Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Judith M. Wilcox;  
Curtis V. Brink; Detria D. Hassel; David C. Porterfield and David R. Sparer

**Excused:** 4 -  
Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez and Michael  
Schumacher

- 5. [15932](#) Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.

**Attachments:** [New Zoning Code Part 1](#)  
[New Zoning Code Part 2](#)  
[Exhibit F](#)  
[New Zoning Code Part 3](#)  
[New Zoning Code Part 4](#)  
[New Zoning Code Part 5](#)  
[Sustainability Framework for the Zoning Code 091509.pdf](#)  
[Memo to PC 090909.pdf](#)  
[ADU Comment 091509.pdf](#)  
[Lot Size Memo 100809.pdf](#)  
[MGE Ltr 10-21-09.pdf](#)  
[employment, final draft 9-15-09.pdf](#)  
[general 9-15-09.pdf](#)  
[Planned Development, final draft 9-15-09.pdf](#)  
[TOD Overlay, final draft 9-15-09.pdf](#)  
[Urban Design Overlay, final draft 9-15-09.pdf](#)  
[Bicycle parking Ferm & Holloway 9-09.pdf](#)  
[Building Form, final draft 9-15-09.pdf](#)  
[Campus Institutional, final draft 9-15-09.pdf](#)  
[com-mixed use, final draft 9-15-09.pdf](#)  
[Sustainability references.pdf](#)  
[Sustainability Ideas Final2008 \(2\).pdf](#)  
[Sustainability Ideas SR responses \(2\).pdf](#)  
[Zoning District Comparison 6-16-09.pdf](#)  
[Bike parking in 9-15-09 draft.pdf](#)  
[Unresolved Issues 091009.pdf](#)  
[E-mail to Landmarks 100109.pdf](#)  
[Comments 102909.pdf](#)  
[Lakefront Memo 120209.pdf](#)  
[MEMO To Plan Re Zoning Code 11309.pdf](#)  
[Comments 120809.pdf](#)  
[Comment 011510.pdf](#)  
[MAC accepted zoning recommendations 01122010.pdf](#)  
[landscape medians comments 012710.pdf](#)  
[Chapter 28 Comments 012710.pdf](#)  
[Policy Issues Sustainability Ideas Responses 121509.pdf](#)  
[Lot Size Memo 100809.pdf](#)  
[LRTPC Final Recommendations 1-21-10.pdf](#)  
[Waterfront-Lakefront Ord Comparison 020410.pdf](#)  
[UDC Role.pdf](#)  
[UDC Zoning Rewrite Comments-MarkSmith.pdf](#)  
[UDC Approvals.pdf](#)  
[UDC/PC Decisions Made.pdf](#)  
[Housing Coop Proposal 3-3-10](#)  
[Reg Statements 3-3-10](#)  
[Possible Coop Conversion Photos 3-3-10](#)  
[Home-based Business Comments 033010.pdf](#)  
[Misc Comments 033110.pdf](#)  
[Misc Home Occ Comments.pdf](#)  
[Misc Comments 040710.pdf](#)

A motion was made by Wilcox, seconded by Ejercito, to approve the language provided by David Sparer, entitled "Proposals Related to Housing Cooperatives Presented by Representatives of Housing Cooperatives" (Attached to Legislative File 15932).

Day proposed a friendly amendment for recommendation to support an expansion of the language related to cooperatives based on what was provided. Wilcox then proposed an expansion of the definition of Housing Cooperatives based on the handout provided by Sparer. This friendly amendment was accepted.

Roll Call Vote:

EXCUSED: Broadnax, Munson, Villacrez, Schumacher

AYES: Day, Ejercito, Hassel, Maniaci, Porterfield, Wilcox

NOS: Brink

ABSTAIN: Sparer

A motion was made by Ejercito, seconded by Hassel, to recommend approval of the approach for Accessory Dwelling Units that is in the Draft Ordinance provided by Matt Tucker. Maniaci made a friendly motion for amendment that the recommendation to accept be with the understanding that this does not apply to the yet to be constructed Downtown Districts. Ejercito accepted this friendly amendment.

Roll Call Vote:

EXCUSED: Broadnax, Munson, Villacrez, Schumacher

AYES: Brink, Day, Ejercito, Hassel, Maniaci, Porterfield, Wilcox

ABSTAIN: Sparer

A motion was made by Maniaci, seconded by Ejercito, to Return to Lead, to the PLAN COMMISSION, Recommendation for Approval, with the Following Recommendation(s):

1. Recommendation to support an expansion of the language related to cooperatives based on what was provided and an expansion of the definition of Housing Cooperatives based on the handout provided by Sparer, entitled "Proposals Related to Housing Cooperatives Presented by Representatives of Housing Cooperatives" (Attached to Legislative File 15932).
2. Recommendation for approval of the approach for Accessory Dwelling Units that is in the Draft Ordinance provided by Matt Tucker. Also, that a recommendation to accept be with the understanding that this does not apply to the yet to be constructed Downtown Districts.
3. Recommendation for approval with the stipulation that a final draft be provided to the Housing Committee.

The motion passed by the following vote:

Roll Call Vote:

EXCUSED: Broadnax, Munson, Villacrez, Schumacher

AYES: Brink, Day, Ejercito, Hassel, Maniaci, Porterfield, Wilcox

ABSTAIN: Sparer

**David Sparer registered to speak in support.**

**Gabriel Heck registered to speak in support.**

**Jeffrey Bessmer registered to speak in support.**

**Jessica Brodbeck registered to speak in support.**

**A motion was made by Wilcox, seconded by Ejercito, to approve the language provided by David Sparer, entitled "Proposals Related to Housing Cooperatives Presented by Representatives of Housing Cooperatives" (Attached to Legislative File 15932).**

**Hassel left the room at 6:34 PM (lost quorum)**

**Hassel returned at 6:38 PM (quorum reinstated)**

**Day proposed a friendly amendment for recommendation to support an expansion of the language related to cooperatives based on what was provided. Wilcox then proposed an expansion of the definition of Housing Cooperatives based on the handout provided by Sparer. This friendly amendment was accepted.**

**Roll Call Vote:**

**EXCUSED:** Broadnax, Munson, Villacrez, Schumacher  
**AYES:** Day, Ejercito, Hassel, Maniaci, Porterfield, Wilcox  
**NOS:** Brink  
**ABSTAIN:** Sparer

A motion was made by Ejercito, seconded by Hassel, to recommend approval of the approach for Accessory Dwelling Units that is in the Draft Ordinance provided by Matt Tucker. Maniaci made a friendly motion for amendment that the recommendation to accept be with the understanding that this does not apply to the yet to be constructed Downtown Districts. Ejercito accepted this friendly amendment.

**Roll Call Vote:**

**EXCUSED:** Broadnax, Munson, Villacrez, Schumacher  
**AYES:** Brink, Day, Ejercito, Hassel, Maniaci, Porterfield, Wilcox  
**ABSTAIN:** Sparer

A motion was made by Maniaci, seconded by Ejercito, to Return to Lead, to the PLAN COMMISSION, Recommendation for Approval, with the Following Recommendation(s):

1. Recommendation to support an expansion of the language related to cooperatives based on what was provided and an expansion of the definition of Housing Cooperatives based on the handout provided by Sparer, entitled "Proposals Related to Housing Cooperatives Presented by Representatives of Housing Cooperatives" (Attached to Legislative File 15932).
2. Recommendation for approval of the approach for Accessory Dwelling Units that is in the Draft Ordinance provided by Matt Tucker. Also, that a recommendation to accept be with the understanding that this does not apply to the yet to be constructed Downtown Districts.
3. Recommendation for approval with the stipulation that a final draft be provided to the Housing Committee.

The motion passed by the following vote:

**Excused:** 4 -

Keith G. Broadnax; Brian A. Munson; Victor E. Villacrez and Michael Schumacher

**Ayes:** 7 -

Bridget R. Maniaci; Susan K. Day; Philip P. Ejercito; Judith M. Wilcox; Curtis V. Brink; Detria D. Hassel and David C. Porterfield

**Abstentions:** 1 -

David R. Sparer

6. [15867](#)

Creating Section 27.04(2)(l) of the Madison General Ordinances to require owners of multi-family dwellings to provide contact information of at least two people who can exercise control and care over the property; and amending Sec. 1.08(3)(a) to create a bail deposit for violations.

**Attachments:** [LandlordTenantRegForms](#)

This Legislative File is still being addressed at the Landlord & Tenant Issues

**Subcommittee. Refer to next meeting.**

7. [16662](#) 2ND SUBSTITUTE Amending Sections 32.12(8) and 32.12(9)(a) of the Madison General Ordinances to modify the regulations for showing and re-renting rental premises.

**Attachments:** [Version 1](#)  
[Reg Form LT 12-17-09.pdf](#)  
[Reg Form Handouts LT 1-21-10.pdf](#)  
[LandlordTenantRegForms](#)  
[Version 2](#)

**This Legislative File is still being addressed at the Landlord & Tenant Issues Subcommittee. Refer to next meeting.**

#### **ADJOURNMENT**

**A motion was made by Wilcox, seconded by Maniaci, to Adjourn at 7:01 PM. The motion passed by voice vote/other.**