



City of Madison

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

Meeting Minutes - Approved LANDLORD AND TENANT ISSUES SUBCOMMITTEE

Thursday, August 18, 2011

4:30 PM

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

CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Ejercito at 4:40 PM.

Staff Present: George Hank, Meg Zopelis and Lana Mades.

Present: 3 -

Bridget R. Maniaci; Philip P. Ejercito and Michael A. Stluka

APPROVAL OF MINUTES

A motion was made by Maniaci, seconded by Stluka, to Approve the Minutes of July 21, 2011. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

UNFINISHED BUSINESS

1. [16662](#) 5TH SUBSTITUTE Repealing and recreating Sec. 32.12(9) of the Madison General Ordinances to modify the regulations for 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](#)
[Version 3](#)
[Version 4](#)
[Michael Christopher Ltr to Porterfield.pdf](#)
[Christopher Ltr to Porterfield 8-30-10](#)
[SB Apts Addendum #2 Non-Standard Rental Prov](#)
[Reg Statements 16662 7-7-10.pdf](#)
[Steve Brown Apts Ltr to Committee 8-4-10](#)
[Version 6 \(5th Sub\)](#)
[Reg Statements 16662 9-1-10.pdf](#)
[Registration Forms - Oppose 9-21-10.pdf](#)
[Registration Forms - Support 9-21-10.pdf](#)
[Showing and Rerenting Rental Premises \(00202664\).PDF](#)
[Downtown Madison Rental Market Data 2009. Traffic, Showing, Leasing \(00:10/28/10 A Frey Letter re: Legislative File 16662](#)
[Version 5](#)
[Version 6](#)
[Registration Forms 2-22-2011.pdf](#)
[Reg Statements 5-4-11.pdf](#)
[Reg Statements 4-6-11.pdf](#)
[LT Reg Statements 6-16-11.pdf](#)
[Reg Statement Item #1 7-21-11.pdf](#)

A motion was made by Maniaci, seconded by Stluka, to update the effective date to October 15, 2011. The motion passed by voice vote/other.

A motion was made by Maniaci, seconded by Stluka, to Return to Lead with the Recommendation for Approval, as amended. Sent to the HOUSING COMMITTEE. The motion passed by voice vote/other.

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 to amend the first violation bail amount to \$303 (instead of \$807). The motion was withdrawn by Maniaci.

Maniaci will draft an Ordinance to make changes to the Bail Schedule and will introduce it from the Council floor in September. Ejercito proposed that the first bail amount be \$177 and the second be \$303.

This Ordinance should be referred to the Housing Committee Meeting of October 5, 2011. It should not be sent back to the Landlord & Tenant Issues Subcommittee.

3. [23272](#) Discussion on 2011 Senate Bill 107

Attachments: [SB107.pdf](#)

It is unknown when SB107 is scheduled for action. Maniaci will work with the City lobbyist on this. Amendment 3 should be removed.

A motion was made by Maniaci, seconded by Stluka, to Refer this discussion to the next meeting of the LANDLORD AND TENANT ISSUES SUBCOMMITTEE. The motion passed by voice vote/other.

DISCUSSION ITEMS

4. [23569](#) Discussion of the Implementation of Legislative File 15867

Attachments: [Legislative File 15867.pdf](#)

George Hank provided an update. He met with IT and Building Inspection will mail out the forms the first time to everyone who is identified as having a rental property. This mailing will include a form to mail in, but we prefer that they register online. The online component will use the Citizen Access feature of Accela. Landlords will be able to register multiple properties at once. Police will be able to log into Accela and e-mail landlords from their squad car should an incident arise. IT is planning on deploying this in mid to late November. File this discussion item.

5. [23596](#) Discussion on Rental Screening Criteria ("B Criteria")

Attachments: [Reg Statements Item #5 8-18-11.pdf](#)

Invite Linda Ketchum of Madison Urban Ministry, Nan Cnare of United Way, and a representative from the YWCA Second Chance Program to the next meeting.

A motion was made by Maniaci, seconded by Stluka, to Refer this discussion to the next meeting of the LANDLORD AND TENANT ISSUES SUBCOMMITTEE. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Maniaci, seconded by Stluka, to Adjourn at 5:35 PM. The motion passed by voice vote/other.