

CITY OF MADISON, WISCONSIN

AN AMENDED ORDINANCE _____

PRESENTED June 6, 2006

REFERRED Housing Committee

Amending Section 32.04(4)(d) of Madison General Ordinances to authorize abatement for required locks, deadbolt locks, intercoms and buzzers on certain exterior and interior doors of certain residential buildings.

RULES SUSPENSION _____

PUBLIC HEARING _____

Drafted by: Steven Brist, Asst. City Attorney
Heather Wiggins, Law Clerk

Date: July 20, 2006

SPONSORS: Aids. King, Verveer, and Olson

DRAFTER'S ANALYSIS: In January, 2005, Ord. 13,757 amended the Madison General Ordinances to require locks, deadbolt locks, intercoms and buzzers on certain exterior and interior doors of certain residential buildings. This ordinance adds violations of those requirements to the Rent Abatement Schedule.

The Common Council of the City of Madison do hereby ordain as follows:

1. New Paragraph 24. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances is created to read as follows:

MGO Violation	Description	% of Rent Abatement
24. 27.05(2)(h)10	a. Required locks on residential buildings with two or more dwelling units and/or lodging rooms on all exterior doors and main entrance door accessed from common area not provided or not functional	25-50% <u>10-25%</u>
	i. No positive locking guarded latch lock or no functional locking guarded latch	25-50% <u>10-25%</u>
	ii. No approved self closing device or no functioning self closing device	25-50% <u>10-25%</u>
	b. Missing or nonfunctional approved guard plate affixed to exterior side of door deemed necessary to provide adequate security against illegal entry	25-50% <u>10-25%</u>

2. New Paragraph 25. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances is created to read as follows:

Approved as to form:

MGO Violation	Description	% of Rent Abatement
25. 27.05(2)(h)11	a. Common area interior doors leading to basement	
	i. No positive action guarded latch lock or no functional positive guarded latch lock	40-25% <u>5-10%</u>
	ii. No approved self closing device or no functioning approved self closing device	40-25% <u>5-10%</u>

3. New Paragraph 26. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances is created to read as follows:

MGO Violation	Description	% of Rent Abatement
26. 27.05(2)(h)12	a. All doors leading to shared laundries and storage areas in basements	
	i. No positive action guarded latch lock or no functioning positive action guarded latch lock	40-25% <u>5-10%</u>
	ii. No approved self closing device or no functioning approved self closing device	40-25% <u>5-10%</u>

4. Current Paragraphs 24. through 30. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances are renumbered to Paragraphs 27. through 33.

5. New Paragraph 34. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances is created to read as follows:

MGO Violation	Description	% of Rent Abatement
34. 27.05(2)(z)	a. Required for main entrance door accessed through common area not provided or not functional	
	i. Doorbells, intercoms or effective buzzer system of which to alert occupant of request to access the building	25-50% <u>10-25%</u>

6. Current Paragraphs 31. through 39. of Subdivision (d) entitled "Schedule of Rent Abatement Violations" of Subsection (4) entitled "Authorization of Rent Abatement" of Section 32.04 entitled "Rent Abatement" of the Madison General Ordinances are renumbered to Paragraphs 35. through 43.