



City of Madison

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

Meeting Minutes - Approved HOUSING COMMITTEE

Wednesday, November 4, 2009

5:00 PM

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

CALL TO ORDER / ROLL CALL

Chair Porterfield called the meeting to order at 5:04 PM.

Staff Present: George Hank & Meg Zopelis

Present: 9 -

Greg L. Rosenberg; Keith G. Broadnax; Brian A. Munson; Curtis V. Brink;
Alicia Bosben Gebhardt; Detria D. Hassel; David C. Porterfield; David R.
Sparer and Michael Schumacher

Absent: 1 -

Bridget R. Maniaci

Excused: 5 -

Susan K. Day; Philip P. Ejercito; Victor E. Villacrez; Tobi L. LeMahieu and
Judith M. Wilcox

APPROVAL OF MINUTES

A motion was made by Sparer, seconded by Hassel, to Approve the Minutes of October 7, 2009. Rosenberg indicated the Minutes did not reflect the action on Legislative File 15537. The recording stopped after Zopelis left the meeting. A motion passed unanimously that an Accessible Housing Subcommittee would be established and details of the subcommittee would be determined at a later date (staffing, dates/times). George Hank will speak with Mark Olinger about staffing for this subcommittee.

The motion passed by voice vote/other.

PUBLIC COMMENT

None

ROLL CALL

Maniaci arrived at 5:36 PM.

Munson left at 5:36 PM.

Present: 9 -

Bridget R. Maniaci; Greg L. Rosenberg; Keith G. Broadnax; Curtis V. Brink; Alicia Bosben Gebhardt; Detria D. Hassel; David C. Porterfield; David R. Sparer and Michael Schumacher

Excused: 6 -

Susan K. Day; Philip P. Ejercito; Brian A. Munson; Victor E. Villacrez; Tobin L. LeMahieu and Judith M. Wilcox

8. [15823](#)

SUBSTITUTE Creating Sec. 9.25 to require registration for all landlords who have a property that has been declared a Chronic Nuisance Premises, creating Sec. 25.09(3)(a)10. to require notification to landlords of the requirements of Sec. 9.25, amending Sec. 1.08(3)(a) to establish a bond schedule for violations of Sec. 9.25, and amending Sec. 1.08(4) of the Madison General Ordinances to give the Director of Building Inspection the power to enforce Sec. 9.25 by citation.

Attachments: [Version 1](#)
[Body](#)

Asst. City Attorney Zilavy made note of changes being requested by Housing Committee.

A motion was made by Schumacher, seconded by Sparer, to Return to Lead with the Following Recommendations (SEE BELOW) to the COMMON COUNCIL ORGANIZATIONAL COMMITTEE. The motion passed by voice vote/other.

- (2)(a) - local contact should be someone connected with the property.
- Notice to lender - Zilavy will find a place for this information.
- Visibly post notification so residents can see it.
- Language should be in notice that the property has been declared a chronic nuisance.
- Public interest (refine the public interest information).

FRIENDLY AMENDMENT BY MANIACI:

- City Inspection should post the notice. George Hank clarified that the Building Inspection Division would only determine the location of the notice, not physically install the signs.
- Maniaci wants size of sign defined (11 X 17).
- Maniaci wanted clarification on what absentee meant regarding a landlord and suggested adding language to the effect of, "If registrant resides outside Dane County and/or is currently subject to a chronic nuisance action".

Schumacher approved friendly amendment.

Zilavy said if notification was posted at conspicuous entries and on the office door, she thinks that would cover it.

Ald. Tim Bruer and Asst. City Attorney Jennifer Zilavy were present to discuss Legislative File 15823.

Rebecca Anderson registered to speak (neither in support nor opposition).

Asst. City Attorney Zilavy made note of changes being requested by Housing Committee:

(Motion by Schumacher, seconded by Sparer)

- (2)(a) – local contact should be someone connected with the property.
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REPORTS

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

Sparer reported that there was discussion on Legislative Files 15823 and 15526.

2. [08596](#) Housing Affordability Subcommittee

Brink reported that the subcommittee was working through the Affordable Housing Trust Fund.

3. [11431](#) Common Council Update

Maniaci reported the Council is working on the budget. Schumacher asked for people to either give testimony at Council or send information in via e-mail for items that are on the Agenda.

4. [14081](#) Property Tax Exemption Subcommittee

This subcommittee is no longer active. Remove item from future Agendas.

5. [15888](#) Housing Diversity Planning Ad Hoc Committee

Munson not present to give report.

11. [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: [Exhibit F](#)
[New Zoning Code Part 1](#)
[New Zoning Code Part 2](#)
[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](#)
[Comments 102909.pdf](#)

Zoning Administrator Matt Tucker and Senior Planner Rick Roll were present to discuss Legislative File 15932.

Tucker gave an informational presentation on the history of this item. Tucker and Roll indicated that the plan is to complete this project by Summer 2010. They would like to have all referrals back by the end of year 2009.

Sparer indicated he is a paid lobbyist for the co-op and he will recuse himself for voting, etc.

A special meeting of the Housing Committee will be set-up for Legislative File 15932 with Matt Tucker and Rick Roll. Date will be confirmed at a later time.

9. [15537](#)

Accessible Housing Issues Discussion

Discussion on convening a joint subcommittee of Housing, CPD, EOC, CDA to focus in on accessible housing issues and a concept of housing for the life span.

Attachments: [Appt Assoc Handout.pdf](#)
[Accessible Housing Memo Rosenberg.pdf](#)

The Accessible Housing Subcommittee will have a sunset of 18 months. Chair selection is open, the structure of the subcommittee is open, and the number of members is open. The subcommittee will decide on protocol. Schumacher

said to choose an odd number of members.

George Hank will speak with Mark Olinger about who would be able to staff this subcommittee. Rosenberg will follow-up with Hank about staffing.

A motion was made by Schumacher, seconded by Sparer, to Approve the creation of an Accessible Housing Subcommittee. The motion passed by voice vote/other.

UNFINISHED BUSINESS

6. [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](#)

Referred to December 2, 2009 Meeting (ran out of time).

7. [15199](#) Amending Section 32.05(1)(e) of the Madison General Ordinances to require landlords to provide tenants with more specific information as to when they will be entering a tenant's leased premise to show the property for sale or lease.

Attachments: [Registration Forms.pdf](#)

Referred to December 2, 2009 Meeting (ran out of time).

NEW BUSINESS

10. [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.

Referred to December 2, 2009 Meeting (ran out of time).

ADJOURNMENT

A motion was made by Schumacher, seconded by Brink, to Adjourn at 6:52 PM. The motion passed by voice vote/other.