



# 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, September 16, 2010

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 at 4:38 PM by Ejercito.

**Staff Present:** George Hank & Meg Zopelis

**Also Present:** David Porterfield

**Present:** 3 -

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

**Absent:** 1 -

Bridget R. Maniaci

### APPROVAL OF MINUTES

A motion was made by Brink, seconded by Hassel, to Approve the Minutes of April 15, 2010. The motion passed by voice vote/other.

### PUBLIC COMMENT

Nancy Jensen has been working with Ald. Eagon developing a student tenant education pilot program. The center will open at 625 Langdon Street in 2 weeks.

Dave Porterfield, Chair of the Housing Committee, discussed quorum problems and the need for new membership on both Subcommittees of the Housing Committee. This will be an agenda item at next month's Housing Committee Meeting and the Landlord & Tenant Issues Subcommittee should then elect a Chair/Vice Chair at their next meeting.

### NEW BUSINESS

1. [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](#)

Nancy Jensen registered in opposition.

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

## UNFINISHED BUSINESS

2. [17997](#) Discussion on locks and fire safety (Phil Ejercito)

Ejercito wanted to discuss secondary locking devices/chain locks on doors and conformance with the Fire Code. Hank said the Code says you should be able to get out in one motion. There is another part of the Code that says in residential occupancies, you can also have a deadbolt lock, a chain lock or a night lock. Hank said there is some hardware which is more specialized that has the deadbolt lock and the latch assembly all together, which allows you to open it with one motion. This is similar to what you see with hotel rooms. Hardly any apartments in the City meet this requirement as it is expensive hardware.

Ejercito wants to see how it has been enforced and said there is a perception out there that people want chain locks as a secondary lock. Hank said it takes 6 – 7 years to get through programmed inspections on the Isthmus. Ejercito asked about having this information included in the Tenant/Landlord handout.

Keep this on the Agenda for the next meeting.

## ADJOURNMENT

Items for next month's Agenda:

1. Review of Tenant & Landlord Rights and Responsibilities
2. Election of Chair/Vice Chair

A motion was made by Hassel, seconded by Brink, to Adjourn at 5:18 PM. The motion passed by voice vote/other.