



# City of Madison

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

## Meeting Minutes - Draft HOUSING COMMITTEE

---

Wednesday, May 2, 2012

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Porterfield at 5:04 PM.

**Staff Present:** George Hank, Meg Zopelis & Lana Mades

**Present:** 8 -

Peter A. Ostlind; Benjamin M. Nerad; Jason L. Stringer; Philip P. Ejercito;  
Steven J. Schooler; Curtis V. Brink; Michael A. Stluka and David C.  
Porterfield

**Excused:** 2 -

Bridget R. Maniaci and Scott J. Resnick

### APPROVAL OF MINUTES

A motion was made by Ejercito, seconded by Brink, to Approve the Minutes of  
February 1, 2012. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### DISCLOSURES AND RECUSALS

None

### REPORTS

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

Ejercito reported that there was discussion on changes at the State level and  
the impact of that. The Subcommittee worked on the Tenant Landlord Rights  
and Responsibilities Pamphlet.

2. [08596](#) Housing Affordability Subcommittee

Brink indicated this Subcommittee has not met.

3. [11431](#) Common Council Update

No Alders present to report.

#### UNFINISHED BUSINESS

4. [20936](#) City of Madison Strategic Housing Plan

**Attachments:** [Porterfield Rpt 12-29-10.pdf](#)  
[Proposals for Planning Services.pdf](#)  
[Housing Report from Murphy January 2006.pdf](#)  
[Strategic Housing Plan Memo.pdf](#)  
[Porterfield E-mail 3-31-11.pdf](#)

Porterfield indicated that they were going to table this item as the committee will be changing.

#### NEW BUSINESS

#### ROLL CALL

Maniaci arrived at 5:09 PM.

Present: 9 -

Peter A. Ostlind; Benjamin M. Nerad; Bridget R. Maniaci; Jason L. Stringer; Philip P. Ejercito; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka and David C. Porterfield

Excused: 1 -

Scott J. Resnick

#### ROLL CALL

Resnick arrived at 5:15 PM.

Present: 10 -

Peter A. Ostlind; Benjamin M. Nerad; Bridget R. Maniaci; Jason L. Stringer; Philip P. Ejercito; Steven J. Schooler; Curtis V. Brink; Michael A. Stluka; David C. Porterfield and Scott J. Resnick

5. [25322](#) Review Revisions to the Tenant & Landlord Rights and Responsibilities Pamphlet - Changes based on SB107/2011 Act 108

**Attachments:**    [L/T Rights and Responsibilities - 2011 Act 108 Revisions](#)  
[Tenant Landlord 2-8-12.pdf](#)  
[L/T Rights and Responsibilities-Revisions due to 2011 Act 108 & 143 4-26-12](#)

**Friendly Amendments to Motion:**

**Page 1, Add Madison Fair Housing Laws (Chapter 39) under Rental Laws & Regulations**

**Page 2, second check mark, add gender identity to list of protected classes.**

**Page 3, first check mark, add “by all parties”, after “Once signed”**

**Page 3, Strike Illegal Rental Agreement Clauses and change it to Void & Unenforceable.**

**Page 5, Safety Issues, second check mark, add “Carbon monoxide detectors, if installed or required, shall be maintained and not tampered with.”**

**Page 5 – Second check mark, strike, “... or if you have abandoned the property when your occupancy ended.”**

**Top of Page 7   Strike Wisconsin Statute 704.35 (1) and (2) and 846.35 language.**

**A motion was made by Maniaci, seconded by Brink, to Approve the Tenant & Landlord Rights and Responsibilities Pamphlet. The motion passed by voice vote/other.**

6.        [25496](#)        SUBSTITUTE Amending Section 27.04(2)(k)4. of the Madison General Ordinances to require monthly notification only if an e-mail address has been provided, it removes the requirement that the Police and Fire Department notify landlords of calls.

**Attachments:**    [Version 1](#)

**Vic Wahl, Madison Police Department, Ed Ruckriegel, Madison Fire Department, and Ald. Paul Skidmore presented background information and answered questions.**

**A motion was made by Resnick, seconded by Ostlind, to Re-refer to the PUBLIC SAFETY REVIEW COMMITTEE to allow interested parties to meet and discuss the issue further at the Public Safety Review Committee. The motion passed by voice vote/other.**

7.        [25502](#)        Discussion on Redefining Section 8 as a Protected Class

**This issue has largely been resolved. A recipient of rent assistance is a protected class in the Dane County and Madison City Ordinances. Eric Kestin, Department of Civil Rights, answered questions.**

8.        [25836](#)        Amending Section 32.03 of the Madison General Ordinances to separate the

functions of the Housing Committee into two committees: the Housing Strategy Committee and the Landlord and Tenant Issues Committee.

**A motion was made by Stringer, seconded by Resnick, to Return to Lead with the Following Recommendation(s) to the COMMON COUNCIL ORGANIZATIONAL COMMITTEE - Recommendation for approval with the following changes:**

- \* Under 32.03 (2), change from seven (7) to nine (9) members and add one (1) citizen alternate member.
- \* Under 32.03 (2)(a) change language from "One (1) citizen member should be a student..." to read, "One (1) citizen member will be a student..."
- \* Under 32.03 (3) Terms, change from "...three (3) of the citizen members shall expire on April 30, 2013. Initial terms of the remaining two (2) citizen members shall expire on April 30, 2014." to "...four (4) of the citizen members shall expire on April 30, 2013. Initial terms of the remaining three (3) citizen members shall expire on April 30, 2014." Add, "The citizen alternate member will have a one (1) year term."

The motion passed by voice vote/other.

## ROLL CALL

**Stluka left at 6:41 PM.**

**Present:** 9 -

Peter A. Ostlind; Benjamin M. Nerad; Bridget R. Maniaci; Jason L. Stringer; Philip P. Ejercito; Steven J. Schooler; Curtis V. Brink; David C. Porterfield and Scott J. Resnick

**Excused:** 1 -

Michael A. Stluka

9. [25837](#) Creating Section 33.34 of the Madison General Ordinances to create a committee which will focus on housing strategy in the City of Madison.

**A motion was made by Schooler, seconded by Stringer, to Return to Lead with the Following Recommendation(s) to the COMMON COUNCIL ORGANIZATIONAL COMMITTEE - recommendation for approval with the following changes:**

- \* Change (4)(b)(3) from, "Strategies for maintaining and increasing affordable housing in Madison and the region." to "Strategies for maintaining and increasing affordable owner-occupied and rental housing in Madison and the region."
- \* Change to (2), last two lines, from, "Landlord Tenant Committee" to "Landlord and Tenant Issues Committee".
- \* Add a new (4)(a) which reads, "The Committee will serve as a forum for discussion and communication about housing strategies."
- \* Make existing (4)(a), (4)(b) and add the following language at the end of the

paragraph, "... which will include the following:"

- \* Strike current (4)(b).
- \* Eliminate (4)(c) designation and move text from existing (4)(c) to the end of 4(3)
- \* Change (4)(d) to (4)(c)
- \* Change (4)(e) to (4)(d)

The motion passed by voice vote/other.

#### ADJOURNMENT

A motion was made by Brink, seconded by Nerad, to Adjourn at 7:30 PM. The motion passed by voice vote/other.