



# City of Madison

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

## Meeting Minutes - Approved LANDLORD AND TENANT ISSUES SUBCOMMITTEE

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Thursday, December 18, 2008

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

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

**Present:** 4 -  
Brenda K. Konkel; Philip P. Ejercito; Detria D. Hassel and David R. Sparer

**Excused:** 2 -  
Eli Judge and Curtis V. Brink

### APPROVAL OF MINUTES

A motion was made by Ejercito, seconded by Konkel, to Approve the Minutes of April 17, 2008. The motion passed by voice vote/other.

### PUBLIC COMMENT

None

### NEW BUSINESS

1. [12268](#) Alternate Rent Abatement Hearing Examiner  
Direct Landlord & Tenant Issues Subcommittee to find a replacement Alternate Rent Abatement Hearing Examiner

**Tom LaFleur will be staying on as the Alternate Rent Abatement Hearing Examiner. No action necessary.**

### ROLL CALL

**Present:** 5 -  
Brenda K. Konkel; Curtis V. Brink; Philip P. Ejercito; Detria D. Hassel and David R. Sparer

**Excused:** 1 -  
Eli Judge

2. [12575](#) FOURTH SUBSTITUTE - Creating Sec. 34.42, amending Sec. 27.05(2)(w) and

creating Secs. 32.06(2)(a)1.j. and 32.06(4) of the Madison General Ordinances to govern installation and maintenance of smoke alarms in residential buildings.

**Attachments:** [Version 1](#)  
[Version 2](#)  
[Version 3](#)  
[Version 4](#)  
[12575 Registration Stmt.pdf](#)

**A motion was made by Konkol, seconded by Ejercito, to Return to Lead with the Following Recommendation(s) to the HOUSING COMMITTEE:**

1. Change 2(d) - where it refers to (4)(h) to (3)(h) as there is no 4(h).
2. In item 3- Change 32.06 to 32.06(2)(a)1.
3. Put the language from (3)(g) in 32.06 and create a new Section (4).
4. Change 3(g) to say - Upon each new lease (STRIKE "and upon lease renewal" and ADD "and at least once every 12 months for every continuing tenant") and strike the rest of the language.
5. In 4 - add the same language as above to say - - - Upon east new lease (STRIKE "and upon lease renewal" and ADD "and at least once every 12 months for every continuing tenant").

The motion passed by voice vote/other.

3. [12586](#) 2009 Meeting Dates for Landlord & Tenant Issues Subcommittee

**Attachments:** [2009 Meeting Dates for Landlord & Tenant Issues Subcommittee](#)

The 2009 Meeting Dates were accepted.

4. [12712](#) 2009 Goals & Objectives for Landlord & Tenant Issues Subcommittee

**Attachments:** [2009 Work Plan Items.pdf](#)  
[Chapter 32 bail schedule.pdf](#)  
[2009 L-T Work Plan.pdf](#)

Sparer looked at the work plan, which was provided by Tom Hirsch for the Housing Committee, for items that he thought were topics for the Landlord & Tenant Issues Subcommittee. Sparer also thought that the Subcommittee should look at the Landlord/Tenant pamphlet and evaluate for any small updates. Sparer thought Items #1, #3 & #5 should be addressed.

Konkel said to add something to Chapter 32 about notification to tenants when their buildings are being foreclosed on. Bosben-Gebhardt said it was a national news item wherein tenants found out they have to leave by Sheriffs' eviction.

Konkel recommended having the Police come in to explain why they think landlord licensing is good.

Ejercito recommended an update of Bail Schedules.

Bosben-Gebhardt recommended reviewing CDA issues that tenants have. In particular, disbursements by CDA, people abusing the system and money not being fairly disbursed, and customer service.

#### ADJOURNMENT

A motion was made by Ejercito, seconded by Brink, to Adjourn. The motion passed by voice vote/other.