

Date: \_\_\_\_\_

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. 1

PLEASE PRINT CLEARLY

Name Jim STOPPLE - MADISON PROPERTY MGMT.  
Address 1202 Regent St  
MADISON, WI 53713

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

Name, address and telephone number of each person or organization you are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)

Speaking Limits: Public Hearing (Common Council) ..... 5 minutes  
Information Hearing..... 3 minutes  
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, **STOP**. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_



1/21/ 2010

Common Council Office  
Attn: Alder Bridget Maniaci  
2<sup>nd</sup> District  
210 Martin Luther King Jr. Blvd Room 417  
Madison, WI 53703-3345

Re: Madison Rental Lease Renewals

Dear Alder Maniaci:

I appreciate you responding to your residents' issues. My goal is to work with you to accommodate your residents, but I want to be sure we are not accommodating the vocal minority and neglecting the quiet majority. In the event this committee wishes to pursue this, I would urge you to incorporate both resident advocates and landlord representatives so each can review what is to be gained and lost by changing the rental commencement date.

In 2000 a Madison Ordinance was enacted to restrict showing of apartments until after December 15 of each year or until one-third of the lease had passed. That Ordinance was in effect for 4 years. Then, on September 29, 2004, that Ordinance was amended to move the start time back to November 15 of each year or after one-quarter of the lease had matured. Why was the start date moved back?

The campus community is a unique part of the Madison, Wisconsin landscape. Most leases start on August 16 and run through August 14 of the following year. Many downtown residents, students and nonstudents, arrive on move-in day, return to their summer job or home outside of Madison and then return to Madison when school starts. Christmas break commences on or about December 20 and second semester commences on or about January 20. Spring break starts on March 27<sup>th</sup> for one week and then second semester ends up approximately May 20.

Many students go abroad for 2<sup>nd</sup> semester. They must start looking for housing for the following year in early fall to find housing before they leave for their semester abroad.

When leasing started on December 15, many downtown residents went knocking door-to-door on homes before December 15<sup>th</sup> to inspect the home to see if the current residents were interested in renewing and if the current resident would allow them to look at the apartment in the absence of a professional rental agent. This resulted in unscheduled interruptions to residents lives and an unsafe situation for both the resident who lived there and the prospective tenant who needed to find an apartment for the following year before December 15.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews with key stakeholders. Secondary data was obtained from existing reports and databases.

The analysis phase involved identifying trends and patterns in the data. Statistical tools were used to quantify the findings, and the results were compared against industry benchmarks. This comparison helps to contextualize the data and identify areas where the organization may be performing better or worse than its peers.

Finally, the document concludes with a series of recommendations based on the findings. These recommendations are designed to address the identified issues and improve the overall performance of the organization. The author suggests implementing new processes, training staff, and regularly reviewing the data to ensure ongoing improvement.

For those many residents who leave Madison at the end of second semester, they would only have from March 1 through May 20 to search for a home for the following year. Assuming final exams start in early May that would leave them approximately 60 days or 40 workdays to find an apartment. That would put an undue hardship on the resident looking for a home and the management companies and property owners who are trying to fill their units for the following fall.

Madison Property Management (MPM) strives to provide all prospective residents with as much information as possible without intruding into the current resident's home. Our website includes square footage, price, amenities, interior photos in many cases and floor plans. This affords prospective tenants the opportunity to review many properties from their computer and identify those units that are within their price range without the need to interrupt the current occupant.

The current law allows an orderly rental process in a concentrated rental market. We have a highly skilled staff of rental consultants available for our prospective tenants help the prospective resident find a new home. Based on today's housing regulations, we start the downtown rental process in late fall. This keeps our full-time rental specialists occupied from early fall to early spring. By that time, 85% of the campus community has been rented before residents leave for summer. Then, these highly skilled rental consultants work with rental prospects for our non-campus portfolio. This allows us the opportunity to have full-time skilled representatives who can answer the appropriate questions that all prospective residents need answered before they make a constructive housing decision. If we were prohibited from starting the rental process until March 1 of each year, it would economically force us to eliminate several full-time rental consultant positions from September through January of each year. Then, we would have to employ significantly more new seasonal rental consultants for six months to accommodate the very short window of opportunity to expose the Madison apartment community to prospective residents. The larger seasonally employed staff would not have the expertise and knowledge that our current full-time staff possesses.

We do our very best to accommodate both our owners and our residents. Both parties must be happy for this to be a positive relationship. History has proven that, even waiting until one third of the lease had matured before starting the rental season did not work. It was not good for the prospective residents nor the owners. I encourage you to reevaluate your proposal and leave the existing regulation in effect.

I would be happy to meet with you at any time to review our experience, and hear the feedback you are receiving from residents in your district to see if we can work together to understand each other's goals and objectives.

Thank you for your time and I look forward to visiting with you in the near future.

Sincerely,



James Stopple, CPM  
President

JS/js

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section details the statistical analysis performed on the collected data. It describes the use of descriptive statistics to summarize the data and inferential statistics to test hypotheses. The results of these analyses are presented in a clear and concise manner, highlighting the key findings of the study.

Finally, the document concludes with a summary of the findings and their implications. It discusses the limitations of the study and suggests areas for future research. The author expresses confidence in the reliability of the data and the validity of the conclusions drawn.

Date: 1-21-10

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. \_\_\_\_\_

PLEASE PRINT CLEARLY

Name PHIL MEES  
Address 303 N. HAMILTON ST.  
MADISON, WI 53703

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

Name, address and telephone number of each person or organization you are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)

Speaking Limits:

- Public Hearing (Common Council) ..... 5 minutes
- Information Hearing..... 3 minutes
- Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, STOP. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date: 01/21/10

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. 1

PLEASE PRINT CLEARLY

Name SCOTT WATSON  
Address 6743 ROLLINS OAKS LN  
VIRGINIA WI

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

Name, address and telephone number of each person or organization you are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)

Speaking Limits: Public Hearing (Common Council) ..... 5 minutes  
Information Hearing..... 3 minutes  
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, **STOP**. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date: 1-21-10

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. \_\_\_\_\_

PLEASE PRINT CLEARLY

Name Alyssa Hellenbrand  
Address 584 Bridlewood Lane  
Watertown, WI 53094

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

Name, address and telephone number of each person or organization you are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)

Speaking Limits: Public Hearing (Common Council) ..... 5 minutes  
Information Hearing..... 3 minutes  
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, STOP. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date: 1/21/10

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. \_\_\_\_\_

PLEASE PRINT CLEARLY

Name Dan Sealey

Address 604 Willow Brook Trl.  
Sun Prairie, WI 53590

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
*(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)*

Name, address and telephone number of each person or organization you are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
*(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)*

Speaking Limits: Public Hearing (Common Council) ..... 5 minutes  
Information Hearing..... 3 minutes  
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, STOP. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date: 1.21.10

CITY OF MADISON

Registration Statement - LANDLORD & TENANT ISSUES SUBCOMMITTEE  
COMMITTEE

Please Print

Agenda No. 1

PLEASE PRINT CLEARLY

Name Nancy Jensen  
Address 702 N High Point Rd  
Madison, WI

Please check the appropriate boxes:

- Support
- Oppose
- Neither Support Nor Oppose

- and
- Wish to speak
  - Do not wish to speak
  - Available to answer questions

At this meeting are you representing an organization or a person other than yourself:  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

Name, address and telephone number of each person or organization you are representing:

Apartment Association of South Central WI  
702 N. High Point Rd.  
Madison, WI

Are you being paid for your representation?  Yes  No

Are you appearing as part of your other paid duties for this person or organization?  Yes  No  
(If you answered "no," STOP; you need not complete the rest of this form. If you answered "yes," go on to the next question.)

Speaking Limits: Public Hearing (Common Council) ..... 5 minutes  
Information Hearing..... 3 minutes  
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

Are you an elected official or employee who is appearing solely on behalf of your office or for your municipality or other governmental body?  Yes  No

*(If you answered "yes" to the question, STOP. You need not complete the rest of this form, except that you must sign this form. If you answered "no" to the question, go on to the next question.)*

If you are being paid for your representation, or if your appearance is part of other paid duties, please be advised that:

1. Before you engage in lobbying as a lobbyist, you or your principal must file an authorization with the City Clerk.
2. Your principal is not permitted to authorize you to lobby unless you are registered with the City Clerk.
3. If your principal spends or will owe more than \$1,000 for lobbying services in any reporting period (half year), the principal must file expense statements with the City Clerk for the remainder of the calendar year?

*(Please go to the City Clerk's website [www.cityofmadison.com/clerk/index.html](http://www.cityofmadison.com/clerk/index.html) or go to the Clerk's Office at Room 103 of the City-County Building, Madison, for more information.)*

Date 1/21/10

Signature

Nancy Jensen

Print Name

Nancy Jensen

## Maniaci, Bridget

---

**From:** Dawn Crim [dbcrim@chancellor.wisc.edu]  
**Sent:** Wednesday, January 20, 2010 5:22 PM  
**To:** Maniaci, Bridget  
**Subject:** Answers

Bridgette,

I was able to get some answers to your questions regarding housing issues here on the UW-Madison campus.

1. In terms of study abroad data. For 2007-2008, we had 1255 students participate in semester abroad programs with 40 % attending in fall and 60% attending in spring. We had 193 students participate in full academic year programs. Lastly, there were 7 students who participated in full calendar year programs. These numbers are good representatives for our annual numbers.

2. Regarding housing contracts... All new students either freshmen or transfers housing contracts are due February 1st. A housing application is sent to these students within 7 days of their notification of admission to the UW-Madison. Any current students in housing can apply online automatically with the due date occurring approximately in mid-February.

I hope this is helpful. If anything else is needed, please let me know.

Dawn

--

Dawn B. Crim M. ED

Office of the Chancellor

Special Assistant to the Chancellor

Director for Community Relations

97 Bascom Hall

500 Lincoln Drive

Madison WI 53706-1380

phone: 608-263-5510

fax: 608-265-8011

[dbcrim@chancellor.wisc.edu](mailto:dbcrim@chancellor.wisc.edu)

Staff Affiliate, WISCAPE

University of Wisconsin--Madison,

