

# Smoke-Free Housing Profile

# T. Wall Enterprises Mgt, LLC



## Contact

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## Properties

Tribeca Village I, II, III (Middleton); Wingra Point (Downtown Madison); Watermark Lofts (Downtown Madison); Prairie Trail (Sun Prairie); The Masters (Middleton); CityDeck Landing (Green Bay)

## Coming Soon

Hidden Creek (Far East side of Madison); Middleton Center (Middleton); Veritas Village (Downtown Madison)

## Housing Type

Private; 843 units smoke-free

## Policy Details

Smoking is prohibited indoors in all our buildings, including apartments, and indoor common areas.

## Why We Are Smoke Free

To promote health and wellness for our residents, our staff, and to keep our buildings looking and feeling as new as possible.

## The Beginning

Beginning in August 2014, we completed construction on Wingra Point and began implementing smoke-free housing at this location and all other existing locations. It has been met with very favorable response and our residents comment on how much they appreciate our interiors being smoke-free.

## Enforcement

We start with a verbal warning. We then follow it with a written warning if the situation occurs again. We have not had to go to the length of terminating anyone's lease due to smoking issues.

## Key to Success

Set expectations with residents by including the smoke-free housing addendum with their lease. We also display signage throughout our properties at prominent locations throughout the buildings. Additionally, our managers enforce the no smoking policies.

## Impact on Residents

Cleaner indoor living for existing residents and cleaner indoor living when a resident moves out and a new one moves in.

## Recommendations

We initiated this at Wingra Point in 2014 with brand new construction and have done this at every one of our properties. I do not regret the decision to go smoke-free at all properties!

**For more information on smoke-free housing, contact:**

**Clear Gains**

**262-703-4834 • [www.wismokefreehousing.com](http://www.wismokefreehousing.com)**

