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Economic & Community Development Division
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My name is Dan Neuman. I am a resident of 830 W Badger Road on the South side of Madison. I have been a resident there since 2002. I have been very pleased to see all of the recent improvements on the south side, for example the Villager Mall. However I was recently informed that in part of these improvements, the city wishes to demolish several buildings on Badger Road including 826, 830, and 834. This was devastating news and I hope it does not come to pass. I would like to outline to you several reasons why this will not only be detrimental to residents personally, myself included, but also the South Madison neighborhood.

Buildings 826, 830, and 834 are owned by John Lucille. John is a city of Madison firefighter as well as an active member of Fountain of Life church. He has been my landlord since 2002. During that time period John has gone above and beyond to not only please his tenants but also improve the neighborhood. He maintains an active presence at all his buildings and is on site several times a week. He repairs even the slightest issue within a few days and maintains both the inner and outer quality and appearance of his properties. He only rents through referrals from church, friends, family, and nonprofits, and is very quick to weed out any problem tenants. During my 7 year residence there have been few police calls to the buildings, and any tenants with perpetual issues are removed as quickly as the law allows. In short, John has abided by all of the stipulations of the new landlord/tenant laws and ordinances long before it was even the norm, much less the law. This is a far cry from other landlords in south Madison, particularly on Badger Rd. If the city obtains these properties John will no longer be a landlord not just in south Madison, but anywhere, and this is a tragic loss to the community.

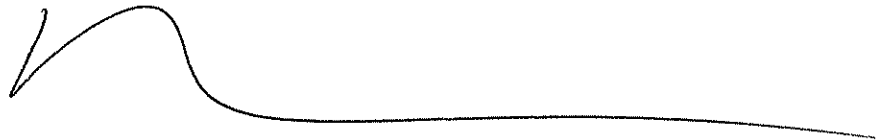
The buildings themselves are in excellent condition, also unlike other buildings in the neighborhood.

They have all new appliances, boilers, water heaters, etc. They have been weatherized by Project Home. Floors, cabinets, carpet, etc have all been replaced recently, all of the apartments have been recently painted. In my 7 years of residence the greatest issue I've had to deal with is a running toilet.

Lastly, the loss of these buildings as well as John Lucille as a landlord represents a personal hardship for many tenants. As stated he rents primarily to those from his church and often allows his ministry to extend through his property. I myself am a Minister of Music on staff with local ministries, I make \$170 per week. John allows me to rent for \$450 per month utilities included, and also includes extra storage. Two other tenants include another church member whose job and marriage had both hit hard times, as well as an elderly brother and sister one of whom is very sick. John rents to both of these tenants for under \$400 per month. On at least one occasion he opened up a vacant apartment to a battered woman and her children he had rescued from a shelter. He works in conjunction with the shelters and other nonprofits helping disenfranchised families in securing a place to live. I know personally it will be very difficult for me to find another place to live without John Lucille as a landlord, and I know I am not the only one.

I am very grateful for all of the improvements happening in south Madison, I just hope and pray they can continue without displacing those of us who have already been improving it for many years.

Dan Neuman

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