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Sent: 3/1/2013 6:07:45 P.M. Central Standard Time  
Subj: For Tonya---March 4th Plan Commission hearing

Hello Tonya,

We met once at a plan commission....I understand that either yesterday or today you got your March 4th informational packet for the Monday Plan Commission. I live downtown at the corner area of North Bedford Street and West Dayton Street nearby the Madison Metropolitan School District offices and have come belatedly aware of a project many in the area who really wish that they were members of the Downtown Capitol Neighborhood group in order to get member-only invites and email updates on projects to come. All we get, is this city issued postcards and by that time, the project has been in the works and on a steady pace for approval.

One item, actually two-combined, 6 and 7, is regarding the massive cut-across the block Dayton Square project. I must say that not only did the very citizens (the current tenants) have hardly any notice to take part in the planning of this project, but when some did get to come to the two last neighborhood meetings they were met with a basic reply "we can not change anything", leaving them and others who came to the meetings feeling as if they had no input to a big project that will greatly change the West Dayton block where it is planned to be in the coming year...to say nothing of what now many are finally realizing, the loss of three current low income/affordable apartment housing buildings and that almost all will not be able to afford even a closet in the new construction leaving them with even less affordable available housing options downtown.

While hard to imagine the project will be totally defeated or referred back to the UDC commission for a total change of the current plans, this email Tonya is to really stress and ask that you insist and vote for a measure to David Schutz and his Potter & Lawson team to go back and resign a smaller size project that will accommodate at least one of the current buildings---415 West Johnson Street which is more "handsome" than the plan ugly gray cement two floor structure at 424 West Dayton Street....and have a new compromised better project than this massive 12-story structure built only for those lucky to afford it while the residents and others who hope to live downtown have less affordable housing options. Thanks....your reply on this matter and insight on how this all works??

Again, many from who I heard from even tenants like the look of a new building just concerned with this insisting of take it as it

is one half block plan at 12 stories and worse, now allowances for tenants to come back with basic low income rent status with perhaps just a modest increase in rent....the developers have continually ignored those concerns and just say rental rates will be determined later at so-called market scale pricing and we all know what this is.....\$200 to \$400.00 more than is now the rental rates for this soon to be displaced residents. Thanks much Tonya.

Jayne

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