

Tenney-Lapham newsletter

FEBRUARY-MARCH, 1984

TLNA ponders Fordem project

At the Jan. 12 TLNA Board meeting, William Seno of the Munz Corporation presented his company's plans for a new 20,000-square foot specialty shopping center, which would be built on the vacant parcel on Fordem Ave. near the Camelot Apartments.

Seno indicated that he has received letters of intent from three businesses: The Ovens of Brittany, The Chocolate Shoppe, and The Seafood Center. Seno said that other businesses that might locate there include a specialty food shop, a wine shop, a specialty card shop, a hair salon, a coffee/tea shop, and possibly a health club. Plans call for a 93-car parking area, with expansion of up to 101 parking spaces, depending on the final tenants.

Numerous concerns were raised regarding the project. These included the effects of increased traffic on the Fordem/Gorham intersection and the entire area; the center's effect on Camelot residents and the area's neighborhoods; and the effects the project would have on nearby established businesses, particularly on the 800 and 900 blocks on E. Johnson, the Fiore Shopping Center, and businesses already on Fordem.



Tenants gain security deposit interest

For a fixed term lease, the tenant is entitled to a rental credit of 5% of the last month's rent assuming all rental payments were made on time. For a month-to-month lease, the tenant is entitled to rent credit of 5% of the last month's rent, or to the last month's rent once a year if the tenancy is continued.

- In the case of late rent payments, the tenant is exempt from receiving interest on those months. For example, if the tenant paid late rent two months, at the end of the year s/he is entitled to 5% of 10/12ths of the security deposit.

- Landlords who charge an amount less than or equal to 50 percent of one month's rent as a security deposit shall be exempt from the above security deposit procedures.

For further information on the new security deposit ordinance or any other tenant/landlord issue, contact Community Fair Share 257-8538 at 1045 E. Dayton.



Seno acknowledged that the Fordem/Gorham intersection was a potential problem because of current traffic patterns. But he does not believe that the new shopping area would seriously damage existing businesses.

According to a letter presented to TLNA Board members from Ald. Pam Wrzeski, the city turned down a similar proposal in 1980 because of concern for traffic increases and the potential impact on existing businesses.

A short discussion by board members followed Seno's presentation, and the board agreed to send a letter to the Plan Commission expressing TLNA's concerns. The commission was to meet on Jan. 23 to discuss this project. These concerns focused mainly on the lack of information now available regarding increased traffic and the threat to existing businesses. The letter requested that the city undertake more study before granting approval of the project.

If you have questions or concerns about this project, contact Ald. Wrzeski at 266-4071, or call Bill Seno at 255-5166.

David Mandehr

Last fall the Madison Common Council adopted an ordinance amending Section 32.07, "Security Deposit Refund Procedures," of the Madison General Ordinances. On Dec 2, the ordinance went into effect. It includes the following points:

- The amount chargeable for security deposits is limited to one month's rent, with the exception of situations where there is a pet or a waterbed.

- Where there is already an existing rental agreement, under no circumstances can the landlord institute or increase a security deposit unless there is a pet or a waterbed. In other words, if a tenant has entered into a rental agreement with no security deposit, the landlord cannot charge one. Also, if a tenant has paid a security deposit the landlord cannot increase it during the term of the rental agreement. If there is a pet or a waterbed, increases in security deposits must be mutually agreed upon in writing between the landlord and tenant.

A Few Street Notes



There she stood, looking quite elegant, on the corner of Gorham and Ingersoll. Just 10 steps down the sidewalk from the "Please, No Dog Turds" manifesto painted in red on the sidewalk. She was young and attractive, and so was her dog.

It was a daily ritual, no doubt, and both seemed intent on the chore. And, while being watched, both became a little nervous. She shifted from one foot to the other, and the dog angled for a better spot. Man's Best Friend (and Woman's too) had left his mark on the city's snowy landscape. Where it will rest, till the spring thaw.



KIDS!! Today's trivia question: How much does a car weigh? Or a city bus? Any guesses? I sure don't know. But each certainly weighs enough to crush the life out of anyone foolish enough to hitch a free ride on a back bumper. There's got to be a better way to get cheap thrills after school. Play it safe, play it smart. And don't go looking for a free ride.

It was a pleasant Sunday afternoon, a perfect day for a stroll. The weather had turned practically balmy, melting some of the snow. After weeks of sub-zero days, it was marvelous. But that casual stroll soon became an exercise in slip-sliding bravado. What the heck, it hadn't snowed in 10 days. Then why the treacherous sidewalks at 814, 816, 736 718 and 630, all on E. Johnson? I gingerly negotiated one ice-covered patch after the other. Was a Sunday paper worth this madness? And then past 303 N. Livingston, and over to the 200 block on Blair. More of the same--ice crusted sidewalks, all just waiting to trip up someone. Who the hell owns these places? And what was that city phone number for turning in such heartless, lazy souls?

According to Bill Bakken, building inspection unit director, it can cost up to \$75 if the city issues a citation to a property owner, and then also does the snow removal. There is a \$23 citation for a first offense, \$34.50 for a second violation, a \$30 administrative cost, and a \$5 per hour shoveling fee. All in all, a hefty price to pay for being too late or too lazy to remove a little snow. (call 266-4551 if you need to file a complaint.)

For individuals who can't shovel snow themselves, because of age, physical handicaps, etc. call Garry McGoey at Port St. Vincent (257-2036) for assistance.



While we're on the subject of snow and winter, keep in mind that Dane County Housing Authority has money available to weatherize homes of low-income renters and homeowners. Materials and labor are provided at no cost. Priority is given to the elderly and disabled persons. The housing authority can determine the most efficient weatherization methods, including insulating of basements and attics, weatherstripping, caulking, installation of storm windows, furnace repair, wrapping pipes and insulation of hot water heaters. Up to \$1,000 in materials can be installed per house or unit.

For more information on eligibility, call 266-9056, or write to the Dane County Housing Authority, 120 E. Wilson, Madison, 53703

David Wallner

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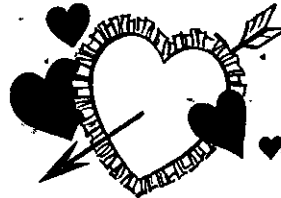


Snow removal aid available

For senior citizens and handicapped persons, clearing walks, driveways and sidewalks can be a real problem. One way to solve it is by calling Gary McGoey at Port St. Vincent (257-2036) between 8 and 10:30. You'll get willing workers, and the wage you pay depends on the job to be done. They've had many satisfied customers in the neighborhood.

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The Supe's Kitchen: What to do about



lake weeds and babies in jail?

Following are some odds and ends of county business:

* The budget amendment to increase lake weed cutting, that I mentioned last newsletter, has passed. Let's hope that less chemical weed killer is necessary as a result of increased cutting.

* The Lakeview Study Committee toured the neurological center, including the detoxification facility. During the budget, county executive Jonathan Barry proposed selling Lakeview out on Northport Drive and buying the center for a mixed use of Detox and social services office space. The very preliminary reaction of the committee was that the center would not offer enough space and had an antiquated heating plant.

* Babies in Jail? Actually the desirability of permitting incarcerated parents to hold their infants and toddlers made news, and several people have called me. Some of the arguments supporting the current policy of excluding children younger than mid-teens and prohibiting all touching are as follows:

1. Security. Contraband can and I believe has been hidden in diapers. 2. Safety. The jail is overcrowded and some of those incarcerated are pretty deranged. It is possible that a visiting child could be hurt or taken temporarily hostage. 3. Emotional effects. Jail is a frightening environment, especially for a child, and seeing a parent in jail might be terrifying. 4. Staffing. There are rarely more than two deputies on duty in the jail. When the facility reaches capacity or above, any special duties, such as supervising parent-child visits, would be very burdensome.

But there are arguments for visiting arrangements: 1. Child nurturing. Depriving a child of contact with a parent punishes the innocent child as much as the incarcerated parent. 2. Prisoner management. Parents worried about the care of their children are more likely to cause trouble than those who are reassured by visits. 3. Family maintenance. Protracted separations weaken the family.

What do you think? Should we suggest a policy change to Sheriff Lacke, or should the policy stand as it is?

Kathleen Nichols
County Supervisor

A Capitol Idea



ECONOMIC DEMOCRACY

Fiscal prudence and financial restraint have marked our current legislative term. At this halfway point in the 1983-84 session, I want to look ahead to the agenda we face.

In many ways, this has been a rebuilding year for Wisconsin. Not many months ago, we were confronted with a potential deficit of \$450 million and a real challenge for those of us with a commitment to principles of progressive government.

Taxpayers were asked to accept substantial tax increases from the state and local governments, including a temporary income tax surcharge. All state employes and University faculty and staff had salary freezes imposed. Unemployment compensation benefits were cut and other social service programs received less-than-adequate increases.

Despite these tremendous sacrifices, Wisconsin's economy faces an uncertain future. Over 300,000 citizens of our state still cannot find jobs. Businesses and farms are going bankrupt at an alarming rate. Few remain untouched by the suffering of these depression-like conditions.

The true test of the Democratic Legislature will be in our ability to rebuild the economy and the social welfare of our communities. We won't solve any of the economic problems before us until we establish an economy that serves humane ends.

In our society, every citizen ought to be guaranteed basic economic rights just as he or she is guaranteed basic political rights. Economic democracy today is not a dream but a prerequisite to future stability and prosperity.

Our educational institutions are especially vital to the very future of our state. We cannot continue to rob our neighborhood schools and the University of the funding they need to develop our greatest resource: the human potential of our citizens.

I will continue to rely on your involvement in the creation of public policy, so that together we can influence the system that affects our state, our community and our personal lives.

State Representative David Clarenbach
422 North, State Capitol
Madison, WI 53702

WE STILL NEED VOLUNTEERS

If you can give an hour or so of your time once a month, we need you to help out with the Food Distribution Program at Lapham School. We need people to help clients fill out forms; we also need some strong (no back problems) people to help load and unload the trucks at the Mendota warehouse.

CFS begins fundraising drive

Community Fair Share, formerly the Madison Tenant Union, is reorganizing its funding efforts this year. CFS' major source of funding the last two years has been a grant from the Campaign for Human Development (CHD), a branch of the U.S. Catholic Conference, which generally funds organizations for three years. However, due to political reasons, CFS's 1983-84 grant for \$30,000 was cut in November.

CFS, a county-wide citizen action group, is surviving without the CHD grant by redirecting its energies and resources toward other money-making projects. The grassroots organization is financially secure due to ongoing fundraising programs such as a city-wide canvass, bingo and a direct mail campaign. The fundraising committee is also formulating other ideas.

Since the organization has expanded to other issues beyond fair housing and tenant rights, the number of CFS members has increased to 2,500. These other issues that CFS has worked on include utility rates, day care and health care.

In order for Community Fair Share to continue its many valuable programs and maintain its growth as a stable community organization, your support is also needed. If you appreciate the services provided by CFS and wish to make a tax deductible contribution or become a member, send your check to Community Fair Share, c/o Anne Saart, 1045 E. Dayton, Room 212, Madison, WI 53703.

For further information on fundraising or any other CFS issue, feel free to call our office at 257-8538.

ENERGY SAVINGS

Madison Gas and Electric is offering a free "lifestyle energy audit" for renters. Just call 252-7084, to schedule an appointment with one of the company's energy conservation advisors.

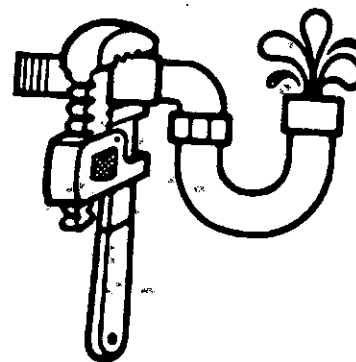
Often renters assume that energy savings and conservation are less important when renting, because the landlord pays some of the utility bills (heat and water being the most common). Many leases require that a renter only pay his or her own electric bill, so a renter never sees the bills and the annual energy cost increases--at least not till lease renewal time, when rent is raised.

It just makes good sense, MG & E advises, for renters and landlords alike to work together to conserve energy. Obviously, lower utility bills, when paid by the owner, should translate into smaller rent increases for tenants.

How to save on energy use? One big way is to avoid wasting hot water. Hot water energy is one of the biggest costs for any household, so cutting down on long showers, using cold water for rinsing and garbage disposal use, and not letting the hot water run constantly during dish-washing, shaving, etc., are all small but important energy saving steps.

Keeping windows shut now that the weather has gotten colder, caulking, using weather-stripping, and lowering temperatures while you're away during the day and at night are also useful hints for keeping down fuel bills.

David Wallner



And here's an important note from Gary Graham, water utility manager, on how to avoid frozen water pipes.

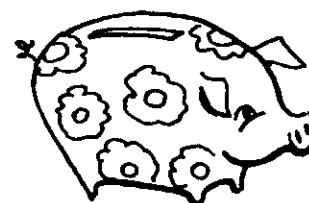
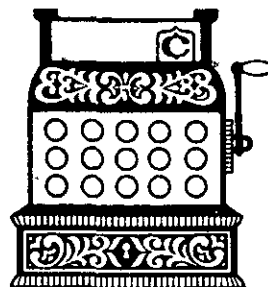
Last weekend, the extreme cold weather and record low wind chill caused several water related problems throughout the City. The most common problem was that of water pipes freezing in unprotected areas within buildings. The Water Utility set up emergency operations to receive incoming calls and to assist City residents in resolving their problems.

Contact was also made with television and radio stations in an effort to get information out on how to prevent water pipe freeze-ups and how to safely thaw them out.

The following are recommended techniques for preventing and, if necessary, thawing out frozen water pipes:

1. All outside windows, doors and other openings should be closed or sealed in the area of water pipes.
2. Rooms or basements with water pipes should not be isolated in an attempt to save heat. Make sure that all rooms have enough heat so that the minimum temperature is approximately 40° F.
3. Place insulation, if possible, between the water pipes and the outside wall. Do not place insulation between the water pipes and the heat source.
4. Do not attempt to thaw out frozen water pipes with a blow torch or other flame device because of the hazards involved. It is better to use a hair dryer or an electric space heater to gradually warm the pipes.

Pam Wrzeski
Alderwoman





Yowsa, Yowsa, Yowsa!!! The Tenney-Lapham Newsletter announces the introduction of a new column for KIDS and KIDS AT HEART!!! This column will feature jokes, games, activities, and news for and hopefully by kids. Spread the word with anyone looking for laughs and challenges. By all means, encourage kids you know to read this column and send in their favorite jokes, stories, puns, and words of wisdom. Small drawings which can be xeroxed also can be included. Have Fun!

Bob Kann

Jolting Jokes

- What do you call a plumber that needs a rest?
Drained
- Why did the giant name his son Ed?
Because he thought 2 Eds are better than 1
- What do you get when you cross a frog with a small chair?
A toadstool
- What do you call a smart duck?
A wise quacker
- What did one potato chip say to the other potato chip?
Dip a dip a dip
- What do you call a sleeping bull?
A bulldozer
- What's green and pecks on trees?
Woody Woodpecker

Pundle Play

Pundles are groups of letters, lines and symbols that represent familiar words & phrases. Study each PUNDLE and try to figure out what it means. Make up your own pundles and send them in to this column. Happy Punning!!

- ERIF
- ...SIGN....
- SEC OND
- TAT TAT
- SSSSSSSSSS
- split second ("sec - ond" are apart or split) line of dots
- sign on the dotted line (the word "SIGN" is on a backfire (the word "FIRE" is spelled backwards)
- tattoo ("LAT" 2 times)
- tennis ("ten" - "S")

Winter swimming - Brrrrr?

Madison School-Community Recreation is offering a variety of 1984 aquatics programs at East, LaFollette, Memorial and West High School pools, as well as the Lapham therapeutic pool. Recreational programs began the week of Jan 9-13, and include Older Adult Open Swims, Infant and Pre-school Open Swims, Lap Swims as well as Family Swims. Adult Swim Instructions, Aqua Aerobics, WSI, Infant and Preschool Instructions and Youth Swimming Instructions begin Jan 30 through Feb 4. Older Adult Aqua activities begin Jan 23-27, Scuba begins Feb 7, and Advanced Lifesaving begins Feb 15. CPR is offered on a continual basis.

Non-residents pay higher fees and register the first day of class, after residents. Call 266-6077 for further information.

Paul Daniels



Tangled Tongue Twisters

Try to say each of the following 5 times as fast as you can. If you pronounce all of them correctly, either you're going too slowly or you have a golden tongue.

- Simple thimble
- Quicker kisser
- Packer backer
- "Betty Botter bought a bit of butter. 'But,' she said, 'this butter's bitter. If I put it in my batter, it will make my batter bitter. But a bit of better butter will make my batter better.' So Betty Botter bought a bit of better butter, and it made her batter better."




Cheap - skate

As you may have noticed, the rink is open at Tenney Park. It is open weekdays from 2 to 9 and 1 to 9 when school is in recess. It is open 11 to 9 on weekends.

If you don't have skates, then they can be rented for \$2.50 for adults and \$1 for children and \$1 for each additional hour. The School Community Recreation Department offers open lessons by the warming house from 12 to 5 Saturday and 3 to 5 Sunday, through February. All skaters are asked to observe the segregated hockey areas.

Tom Kasper

"clothes from the heart"



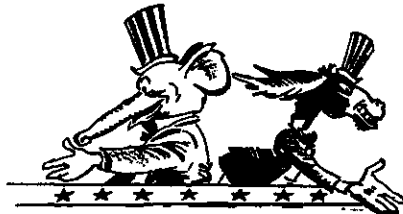
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cotton pajamas

WILD
CHILD

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Council Capers



"Hold down the budget"... "We can accept a tax increase up to 9% if services are maintained or increased wherever possible." These comments summarize the general attitude I received from those of you who communicated to me during the City's budget deliberations.

Unfortunately, the budget does not reflect a percentage increase that's reasonable (8.83%) when most city services have been cut: A few examples are the unplowed streets which already show the drastic reductions in public works; only two animal patrol officers are left to handle city-wide animal bites, stray animals and other health and safety concerns; a new recruit class of firefighters was not included, which may cause problems in 1985; reduced library hours will limit public access to one of the last "free" services, etc. All in all, most city agencies will be spending less money this year than in 1983; 17 positions got eliminated (11 persons laid off), 39 city employees had to change jobs because of "bumping" and user fees for many services (library rental equipment, sports activities, permits for buildings, etc.) are being substantially increased.

There are more creative ways to deal with tight budgets and still maintain services. This is one of the areas I will work on in the next six months in preparation for the '85 budget. If you have ideas, I'd welcome them!

Please call Pam Wrzeski at 266-4071 on budget issues or any other city concerns.

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Those #&?# \$5 Tickets

EVEN OR ODD? ODD IT IS!! The alternate side parking regulations have always been a source of confusion (and cruising--based on your calls to the alderperson.) A recent change was made to simplify the rules and allow more on-street parking. Here is how it works:

Between 1:00 a.m. and 7:00 a.m. cars are supposed to be parked on the even-numbered side of the street on even numbered dates; and, on the odd-numbered side of the street on odd-numbered dates. All Streets which prohibit parking at all times on one side of the street are now exempt from the ordinance. So for example, if you live on East Gorham you are allowed to park on the north side of the street every night.

The old regulation allowed other streets to be exempt, based on political expediency in most cases. These streets now have to comply to the new alternative side parking law unless, of course, they have "no parking" on one side of the street. (Attention to the above for those persons on blocks 200 and 300 N. Brearly, 400 N. Paterson).

This law is effective Nov. 15 through April 10 and will be enforced whether there's snow or not. So remember: if you drive your car home at 5 p.m. and you plan to park it on the street for the night, park it on the side that matches the next day's date.



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And now a word from the president



A little late, but I'd like to speak for the whole TLNA Board in hoping you all had a happy holiday season, and wish you a prosperous 1984.

On a beginning-of-the-year note, a few things come to mind. First, welcome is extended to everyone who is new to our neighborhood. If you have any questions or problems or just need a friendly voice as you settle in, your Association can help. (I should add that some new arrivals have showed up equipped only with minimal poundage and Huggies or the equivalent--to their parents and families, we offer our congratulations.)

Second, this Newsletter contains, as it will each issue, a list of the TLNA Board Members and their phone numbers. All residents are urged to let us know if there's anything we can do to help you out with those annual frustrations (snow removal, alternate parking difficulties, trash collection, etc.) We're here in part to act as a channel from you to the Municipal authorities, your Alderperson, and any other source of information or assistance that will solve your difficulty. Let us know.

Third, I can't emphasize enough that the Tenney-Lapham Neighborhood, like so many others, has faced substantial social service cut-backs in recent months, and we are in urgent need of volunteers to help staff programs that might well flounder otherwise. Please see the "Volunteers" article elsewhere in the Newsletter. And this is a heartfelt "Please!" A very small amount of your time could make a big difference.

And a reminder that our monthly Board meetings are open to the public: They are held on the second Thursday of each month, at Christ Presbyterian Church, 944 E. Gorham, from 7:00 till 9:00. We hope to see you there.

Martha M. Gordon
TLNA President



Foster homes still needed

Dane County Social Service is still looking for foster homes for many children in the area, ranging from infants to teen-agers. Couples or single adults can qualify, and a training session for prospective foster parents offers vital aid prior to placement. If you're interested, call foster care recruiter Deena Williams, 249-5351.

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