



T E N N E Y - L A P H A M

N E I G H B O R H O O D A S S O C I A T I O N
N E W S L E T T E R J A N / F E B 1 9 9 8

“BLENDING-IN” EMPHASIZED AT DAYTON HILL CONDOMINIUMS

So what’s been happenin’ on that empty lot on the 1100 block of East Dayton?

The month of October signaled the beginning of construction that will result in the June 1998 completion of a brand new residential addition to the Tenney-Lapham Neighborhood. Dayton Hill Condominiums, as this new housing project is called, is an eight unit condo project being jointly developed by Sveum Realtors & McGrath Associates.

Dayton Hill Condominiums will contain four 2-bedroom, 2-bath units; two 1-bedroom, 1-bath units; and two “loft” units. The two story building will have two 2-bedroom units and two 1-bedroom units per floor. Included within the building

envelope will be underground bicycle and automobile parking and trash and recycling storage.

Ed Linville of Linville Designs, who was the architect for the project, stated in an interview that the exterior finish scheme was chosen to provide a rhythm that would match the neighborhood. He said the color palette was conceived to provide an “elegance and softness to the building.” “I didn’t want to create a painted lady for the neighborhood,” stated Linville. On the interior, he described finishes that will be a mix of painted and natural wood tones. “I was not trying to create a series of clones,” said Linville as he talked about his attempt to mirror the interiors that might typically be found around the

Winter Potluck

**Wednesday, January 21
5:30-8 PM**
Christ Presbyterian Church
944 E. Gorham

Join your neighbors at TLNA's annual winter potluck. Plates, cups, and utensils will be provided along with tea, coffee, milk, and apple cider. Adults - \$1.00; Children (under 12)- Free.

**Guest Speaker:
Mayor Sue Bauman**

Food to Bring
A-G Soup or Salad
H-Q Dessert
R-Z Main Course

neighborhood. He also stated that a presale option for buyer chosen finishes would be available.

In a conversation with Todd McGrath of McGrath Associates, it was pointed out that the developers and the architect felt that the natural attributes of the site were an important component to the design. Of particular interest were the mature hardwood trees fronting the property along Dayton Street. The desire to make the site “work” and preserve as much of the site as feasible resulted in the developers and the architect working through a number of design concepts.

(continued on page 14)



TLNA Neighborhood Officers

President	Richard Linster	432 Sidney	251-1937
Vice President	Ed Jepsen	445 N. Few	255-2845
Secretary	David Mandehr	1431 E. Johnson	259-1497
Treasurer	Coyla Rankin	411 Sidney	257-4932

TLNA Neighborhood Council

Business	Teena Browder	855 E. Johnson	256-3620
Community Services	Gary Lakeman	1229 E. Mifflin	255-3068
Education	Joe Davis	445 Sidney	256-5714
Housing	Shelly Sprinkman	1024 Sherman	250-9840
Membership	Richard Linster	432 Sidney	251-1937
Parks	David Wallner	451 N. Few	256-2958
Publicity	Bob Shaw	917 E. Dayton	255-3486
Safety	Kathi Bresnehan	1125 E. Gorham	251-7399
Social	Dan Baker	327 N. Baldwin	251-2501
Transportation	Tim Olsen	1331 E. Johnson	255-9358

TLNA Neighborhood Area Representatives

Area A	Sarah Bremer	1037 E. Mifflin	250-9427
Area B	Margaret Goodburn	925 E. Dayton	256-0238
Area C	Ed Jepsen	445 N. Few	255-2845

Elected Officials

Aldersperson	Barbara Vedder	2314 E. Dayton	249-8428
County Supervisor	Judy Wilcox	620 E. Dayton	255-8913
Mayor	Sue Bauman	Room 403, City-County Bldg.	266-4611
County Executive	Kathleen Falk	Room 421, City-County Bldg.	266-4114
State Representative	Tammy Baldwin	124 North State Capitol	266-8570
State Senator	Fred Risser	Room 102, M.L. King, Jr. Blvd	266-1627
Congressman	Scott Klug	16 N. Carroll	257-9200
U.S. Senator	Russ Feingold	8383 Greenway Blvd., Middleton	828-1200
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Community

Isthmus Zen Community Holds Weekly Neighborhood Meetings

In the 800 block of East Johnson Street, in the space above Flashback Denims formerly occupied by the Pangaea Coffee House, is a private apartment which also serves as the present meeting place for members of the Isthmus Zen Community. Instead of the usual couch or comfortable chairs and cable TV found in most living rooms, the spacious front room above East Johnson is furnished with a Buddhist altar, as well as with maroon mats and cushions and straightback chairs used for seated meditation.

Every Monday at 6:30 p.m. members of the Isthmus Zen Community, many of them drawn from the immediate neighborhood, meet to practice Zen Buddhism as taught by Zen Master Seung Sahn, the first Korean Zen Master to live and teach in the West. Evening practice is free of charge and consists of chanting, sitting meditation—anywhere from 10 to 30 minutes, depending on the presence of beginners—and reading from the writings of Zen Master Seung Sahn.

Following evening practice, participants gather in the kitchen for tea, cookies, and conversation. Attendees make up a diverse group, including young and old, male and female. Among the occupations represented are professional advertiser, artist, teacher, student, social worker, medical student, legislative aide, cab driver, and insurance analyst.

Cate Pfeifer, a PhD candidate employed by the Hibbing Group on Wisconsin Avenue, currently serves as director of the Isthmus Zen Community. I asked Cate what Zen is. She answered, "Human beings spend most of their time thinking about the past or worrying about the future. Zen points directly to 'what are you doing right now?' When you achieve this, you can begin helping others in this world."

On December 8 the IZC celebrated Buddha's Enlightenment Day at the East Johnson Street address with a ceremony in which participants placed carnations on the altar, read enlightenment poems, and

chanted. Other IZC events in the immediate neighborhood have included one-day meditation retreats for beginners at Gates of Heaven synagogue and the Unitarian-Universalist lower meeting house; public talks by Zen Master Dae Kwang, Abbot of the Kwan Um School of Zen headquartered in Providence, Rhode Island; and a public talk by Dharma Master William Brown, a Zen teacher who lives and teaches in Iowa.

During the coming year members hope to bring Dharma Master William Brown to the Isthmus Zen Community on a monthly basis as their guiding teacher. They will also sponsor visits by other Zen teachers, as well as one-day meditation retreats at Gates of Heaven synagogue and the Unitarian-Universalist meeting house.

The Isthmus Zen Community is an affiliate of the Kwan Um School of Zen, whose head temple is the Providence Zen Center in Providence, Rhode Island. The Kwan Um School of Zen has established affiliate groups across the United States and internationally.

(continued on page 7)




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Alder's Report

Happy New Year to everyone!

Perhaps the best way to begin tidings of a new year is to recount just a bit of the old with an update on the completed 1998 city budget. One of the projects for the Yahara Parkway, the cul-de-sac at the parking lot in Tenney Park, was finally approved in order to begin the way for a potential pedestrian-bikepath along the Yahara river. Along with this amendment, there were an extraordinary number of budget amendments proposed, many of which were approved. Included were restored funding for street lighting, lifeguards at beaches, ice rinks, crossing guards, additional monies for sidewalk curbs, snow removal, and some funding for a few community services agencies.

Some other additions were implementation of the beginning phase of the Living Wage campaign

as well as restoring a significant allotment of money for library services. The council has been warned that the 1999 budget will be an even tighter crunch and to expect decreases in funding in different areas

Just a few quick notes involving the neighborhood...

The sewer study for the Baldwin-Elizabeth Street area has been completed by the consultant hired by the city. I will be meeting with the representatives from the consultant firm as well as city staff persons, at which time they will be presenting the results of their findings and implementation plans. I am very pleased that the City Engineering Department began working on this issue immediately after hearing the voiced concerns from the neighborhood residents and me following the summer flood of

1996 and that measures will be taken to alleviate the problems in this area of the neighborhood.

City staff and I are now working on public access to the lake from the end of Paterson Street. As of now, the different trees have been marked for possible removal, but no landscaping will occur until next year. Again, another consulting firm has been brought into the picture and has been contracted by the city to put together a plan which would involve an overlook and pathway from the end of Paterson Street to the lake. This is exciting news for residents in the area as well as me.

Development of the Reynolds Homestead property is now beginning to take form. The Criteria Committee set up to work on this had its initial meeting in November, along with a public hearing in

(continued on page 13)

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From the Editor:

"Glue sticks" and "cut-and-paste". When I was editor of this newsletter over ten years ago, I became very familiar with those words when putting together an issue. Now that I'm taking over the reins again, I'm having to learn a whole new vocabulary, e.g., ZIP drives, PICT files, and Photoshop. The mechanics of putting together a newsletter have changed in the past ten years; what has stayed the same is the effort of a lot of people from writers to advertisers to the delivery people who make this newsletter a reality every two months.

I and the neighborhood owe Chris Ingersoll a big thank you for being editor the past year; I've admired the obvious care he has given the newsletter in its design and content. Fortunately, Chris has agreed to continue doing the billing for the newsletter and also write an occasional article.

I'm looking for some volunteers to become involved with the newsletter. Copy was in short supply for this issue so I particularly need some writers. You can write about whatever interests you as long as it has a neighborhood connection.

Articles could range from profiling an area business to interviewing long-time area residents to doing an investigative piece on rental housing in the neighborhood. I'd like to see an article dealing with the schools in each issue since neighborhood schools are at the core of our identity.

And if you have a critique about the content or design of the newsletter, feel free to unload (my number is 255-3486); I have a thick skin! I don't want this newsletter to be produced in a vacuum but rather reflect the diverse population that is the Tenney-Lapham neighborhood.

Bob Shaw

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The Newsletter of the Tenney-Lapham Neighborhood Association is published bimonthly and distributed without charge to all households in the Tenney-Lapham Neighborhood (delineated by Lake Mendota, North Livingston Street, East Washington Avenue, and the Yahara River). Requests for information regarding submissions and advertising may be directed to the TLNA Newsletter Editor, P.O. Box 703, Madison WI 53701. The deadline for the March/April issue is February 15.

Editor: Bob Shaw
Copy Writer: David Mandehr
Billing: Chris Ingersoll
Advertising: Richard Linster
Printer: Thyse Printing Service

Supervisor's Report

Land use continues to be the single most important economic, social and environmental issue we face in Dane County. There is no question about the fact that we will continue to grow; experts predict 100,000 more people will call Dane County home, adding 57,000 more jobs, by the year 2020.

Our major challenge is to assure that we grow in the right ways. A random sample of Dane County residents surveyed by telephone the weeks of November 10 and November 17, 1996 reaffirmed basic countywide land use goals. For example, 92% of residents surveyed want to preserve our farms and our rural areas; citizens favor compact, well-planned communities that offer a range of job, housing and transportation choices.

It will take an investment of time and energy by all of us to meet that challenge. The County

Executive, in partnership with the County Board, is actively soliciting the participation of Dane County residents through a series of workshops. The first one was held on November 3, 1997 and examined the current status of Dane County and where our growth may be taking us. Over 300 persons from all around Dane County participated in the first informational session. The second workshop was held on December 3, 1997; an estimated 250 persons participated in a variety of workshops that developed ideas and recommendations for techniques for preserving agricultural lands, open space and environmental resources. The participation was varied and enthusiastic and representative of all parts of the county.

The third workshop will be held at the Dane County Expo Center on January 10, 1998, at 9:00 am, and will focus on "Growing Smart:

Techniques for Achieving Economical, Sound Development." The fourth and final workshop will be held at the Expo Center on February 10, 1998, "Making Great Communities Better: Techniques to Strengthen and Preserve Dane County Communities." I hope that residents of the Tenney-Lapham neighborhood will take the opportunity to participate in these workshops and share their views, their knowledge and their advocacy for thoughtful, planned development of the Dane County community.

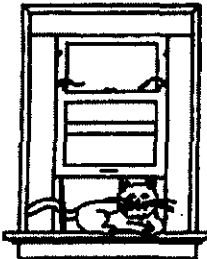
After all of the workshops are completed and a summary of the ideas generated in the workshops and other comments are compiled and reviewed, a final follow-up session will be held in early spring. County Executive Kathleen Falk will then present proposals so we can best preserve Dane County's quality of

(continued on page 7)

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(from page 6)

life into the next century. Everyone should be a part of this process, it is vitally important for all of us.

There are also land use decisions closer to home, in which I plan to participate. The Reynold's Property Committee met on December 17, 1997; during this meeting there was a public hearing on the potential use of the Reynold's Property. There will also be two meetings in January, on the 14th and the 28th. I hope that those of you who are interested in the ultimate use of this site will make it to those meetings. If not, I hope you will share your recommendations or concerns with me so I can take them to the committee. You can call me at 255-8913.

Often the issues before the County Board do not appear to directly affect the folks in the Tenney-Lapham neighborhood, but

they do. Land use, health and human services, and justice issues affect us all. My efforts over the next year, in addition to land use, will focus on continued support for the Living Wage Initiative, the strengthening of the Joining Forces for Families program and the implementation of the Balance Approach in dealing with juvenile justice issues.

Decreasing state and federal revenues are increasing the pressure on the Board to make hard decisions about what activities are funded. We are making an effort to coordinate county funded services with those funded by the city and the United Way and hope to come to consensus on the evaluation process for those programs that receive funding from multiple sources. This should help us determine whether our funds are expended in the most effective and efficient way possible. We need your help; we need to know what services

are important to you. I am the Chairperson for the Health and Human Needs Committee, we meet almost every Monday at 5:30pm in Room 2D of the City/County Building. There is a public comment period at the beginning of the meeting and we would love to see you there and hear your comments and concerns.

Judy Wilcox

Zen

(from page 3)

The IZC meets Monday evenings at 6:30 p.m. at 817 1/2 East Johnson Street. A warm welcome is extended to persons of all faiths and backgrounds. Please call (608) 257-7970 for more information.

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Banners and Bike Racks Still on the Way

It's been a long several months of slogging through the bureaucratic process, but the Tenney-Lapham Corporation board is convinced that it may yet be worth it all, if the banner and bike rack manufacturers and installers which they have selected can make good on their proposals. At this point, we may see these new amenities arrive on East Johnson Street sometime between February and April, largely depending on weather.

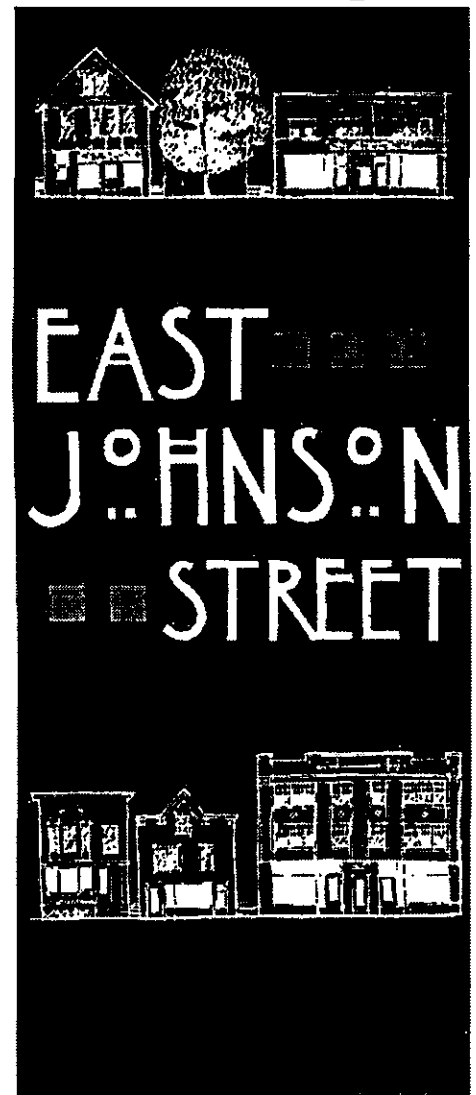
Over the course of negotiations with City staff in Traffic Engineering and Real Estate, we have reached an agreement that Tenney-Lapham will maintain the banners and bike racks, but will transfer ownership of them over to the City (as they will be in the City's right-of-way); and thereby the City will agree to take responsibility for insurance liability on them.

When the complexity of the "red tape" involved in this process started to make it look like we would

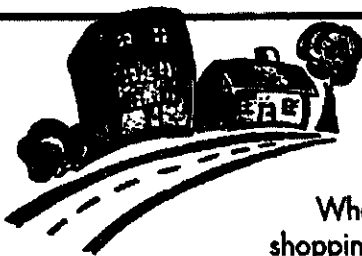
not meet the CDBG deadline of December 31 for completion of the project, Ald. Vedder was instrumental in securing a necessary extension from the CDBG Commission.

Arthur Ross, the City Pedestrian-Bicycle Coordinator and a Tenney-Lapham resident, has put in a lot of time helping us find new types of bike racks that would suit our unique requirements and space limitations. As a result of his help—and after a carefully coordinated RFP (Request for Proposals) process—we plan to be ordering at least five new "post & ring" racks (an 18" ring centered vertically on a 36" post), to be scattered along the 800 and 900 blocks of East Johnson near businesses, as well as two new "bicycle-shaped" racks for the corner of Johnson and Paterson, alongside the Norris Court Grocery.

All the racks will be painted dark red to match the background color of the banners. There will be



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six banners going on the tall, gray street light poles on the north side of Johnson in the same area. (See above for the design).

Please take good care of these new amenities and watch over them. If the maintenance costs exceed the resources of the neighborhood and business associations, they may have to be removed. Let's hope that they're with us for a good long while (along with the new lamp posts) to make our little corner of the world that much more inviting and accommodating to our friends and neighbors—and anyone else passing through!

Rob Latousek

Housing

Residential Zoning Advisory Committee Seeks Public Input

As of this writing, December 19th, the residential zoning advisory committee has met five times. Most of our activity has been focused on getting background information from city staff and a local attorney/professor familiar with some of the many arcane aspects of this issue. There appears to be general agreement among both committee members and city staff that the current system needs to change.

Numerous requests for variances in recent years, particularly from residential areas, are a strong indication that the thirty year old ordinances have become less and less useful as time passes. Part of the committee's work has been to look at how other cities have addressed this situation.

This process, to no one's surprise, emphasized that Madison has a fairly unique situation. Many cities this size and larger seem to be more concerned about rebuilding downtown and near downtown areas, with a shift away from owner-occupancy by families and towards

larger rental units. Their zoning ordinances were designed to encourage this approach. It has been suggested by some committee members who have been around long enough to know, that this may have been the intention when our ordinances were written in the 60's.

Madison's recent trend has been for more families wanting to live close to downtown and retain and improve existing housing. This trend has run into limitations imposed by existing ordinances and the variance process has been stretched to extremes as a result. What to do about all of this is very much up in the air.

The committee has brainstormed and come up with many ideas but would like to hear from the public before selecting alternatives. We are in the process

of publicizing our activities and possibly picking a date in late winter when an entire meeting could be devoted to public dialog.

In the meantime, the first few minutes of every meeting have been set aside to hear public comment. We are particularly interested in hearing from anyone whose plans for home improvement were limited or stopped by current ordinances. Any suggestions for changes would also be welcomed. The committee meets on the second and fourth Monday of each month at 6:00 p.m. in the Municipal Building. As usual, you can also call your Tenney-Lapham neighborhood members of the committee: GiGi Holland 251-8586; Diane Milligan 256-1474; or Bob Kinderman 251-1358.

Bob Kinderman



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History

The following is an excerpt from *The Tenney-Lapham Neighborhood: A Walking Tour*. For details on obtaining a copy, see page 16.

The entire Tenney-Lapham neighborhood is part of the original plat of the City of Madison, which was platted for Judge James D. Doty in 1836 by Green Bay surveyor J.V. Suydam. Suydam's 1836 map shows a wonderfully uniform grid of streets marching optimistically across the isthmus and the neighborhood. The reality, however, was somewhat different. Much of what looks like

high ground on Suydam's map was actually low-lying marsh land that was under water for a good part of the year. The development of this marshy land was more than half a century in the future.

Indeed, both topography and geography played large roles in the development of the Tenney-Lapham neighborhood because of the limitations they placed on early builders. That portion of Doty's original plat that lies east of the Capitol Square hill consists of two low ridges that parallel the shores of Lake Monona and Lake Mendota (which were originally called the

Third and Fourth Lakes). Between these higher ridges is a low-lying area which stretches from the base of Capitol Hill east all the way to the Yahara River; this area was known as the "Great Marsh" during most of the nineteenth century.

(continued on next page)

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(continued from previous page)

The eastern end of the Fourth Lake Ridge was the high ground of the Tenney-Lapham area during the nineteenth century. This ridge turns slightly inland beginning at Brearly Street and then gradually diminishes in height as it continues eastward along Gorham and Johnson Streets to its end point near the Yahara River.

South of this high ground was the Great Marsh, which effectively limited construction in this part of the Tenney-Lapham area. North of the high ground was yet another marsh that broadened gradually from Brearly Street to the Yahara River and extended inland from the Lake Mendota shoreline as far south as Elizabeth Street, covering all of what is today's Sherman Avenue and Tenney Park in the process. This meant that for most of the nineteenth century the only land that could be built upon in the Tenney-Lapham area was located along E. Gorham, Johnson, and Dayton Streets and down the length of N. Baldwin Street from Gorham Street to E. Washington Avenue.

Geography was another factor in the development of the Tenney-Lapham area. Until electric streetcars made mass transit a reality in Madison most people walked to where they were going, which meant that early Madisonians and their

buildings tended to congregate mostly around the Capitol Square. Only the hardest soul in the 1850's would have considered living so far away from the city center as Brearly Street; a home on Baldwin Street would have been considered practically a country place.

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President's Report

Dear Neighbors:

I hope you have had a joyous holiday season and are ready for the new year!

Perhaps you have made a few resolutions and now in the stark light of January you are wondering just why you made them. It can be pretty hard to live up to our best intentions made in the spirit of good times such as the holiday season, when a little bit later it strikes us that it's pretty dreary and cold so what's the difference? Make your resolutions with the voice of the angels of your better nature in your ear and the reality may disclose a devil or two.

I have recently started a job with the Clerk of Courts and am spending my spare time researching the lives and family of two brothers who were early country musicians. The work and the hobby I find enjoyable and it allows me the opportunity to use some of the skills I've picked up in life. It also works

in the other direction. I can apply it to the people and their issues in the neighborhood.

Information transmitted from one person to the next tends to lose value and impact, but sometimes gains like a snowball. The level of personal involvement focuses, though often with a blinder effect, so that other facets go unobserved though they may be in plain view to others less emotionally involved. Stress acts to make people forget to do or ask certain things that are important. Upon removal of the stress, recovery begins. With some distance of time transposition of events occur because of confusion and/or we "know" how things turned out so we put them in the "order" we want them to be or what "makes sense".

I raise these points because often I and the neighborhood association are called upon to decipher complex, obscure, and

volatile issues that have often simmered long, flavored by neglect, seasoned with intense emotion, and must be solved now!

I and the council like to take some time to gather and discuss the facts and try to reach the best decision available to us. We are not perfect. We are your neighbors performing local volunteer work. We do not claim to be infallible. We can make mistakes, but more often than not, we arrive at good decisions which better the previous existing situation and lead to a better tomorrow.


Till next time.

Richard Linster

TLNA Board Meetings

Thursday, January 29
Thursday, February 26


Tenney Park Apartments
Community Room
302 N. Baldwin
Everybody is welcome to attend

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Alder

(from page 4)

December with an additional one scheduled for January. After the holidays, we will be working on an ongoing basis to determine the type of land use, as well as getting into details regarding the type of development which will occur, its design, and finally putting it out to bid for developers.

Finally, more exciting news! The old WESCO building located on N. Thornton Ave. is being looked at very closely by a strong potential buyer. What city staff and I have been discussing with the possible owner is the renovation of the building itself, along with housing options and parking lot improvements. This project should prove to have a very positive impact on this particular property as well as lending itself to issues we have been addressing for redevelopments along the Yahara Parkway. There will be more news about this in the near future.

I am looking forward to working on these and other issues in the neighborhood in the upcoming year. Please feel free to contact me at 249-8428 or you can email me at district2@council.ci.madison.wi.us.

Barbara Vedder

Bits 'n Pieces

Richard Linster, TLNA president and longtime neighborhood activist, was honored in the November 1997 issue of *Madison* magazine. He was profiled in the cover story "The Madison 50 - Movers, Shakers, & Charmers."

WPS is moving from its longtime home on Sherman Avenue just east of Tenney Park. An offer has been made on the building by area businessmen.

Chris Ingersoll has been updating the TLNA Web page. It can be found at <http://danenet.wisip.org/tlna/>.

This newsletter is self-supporting because of our advertisers. Patronize them and tell them that you saw it here.

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Housing

Properties Currently For Sale

<u>Address</u>	<u>List Price</u>	<u>Bedrooms</u>	<u>Baths</u>
518 E. Johnson	\$73,900	1 unit	
115 N. Ingersoll	\$94,900	2 flat	
108 N. Baldwin	\$97,900	2	1
109 N. Baldwin	\$99,500	3	2
314 N. Paterson	\$99,900	2 flat	
1019 E. Gorham	\$99,900	2 flat	
733 E. Gorham	\$102,000	1 unit	
1017 E. Gorham	\$114,500	2 flat	
731 E. Gorham	\$115,000	1 unit	
1125 Sherman	\$129,900	3	1.5
148 Dayton Row	\$129,900	2	2.5
305-B N. Blount	\$134,900	2	2
327 N. Baldwin	\$139,900	3	1
815 E. Gorham	\$146,000	3	2
1143 E. Dayton	\$159,900	3	2
1423-25 E. Johnson	\$199,900	2 flat	
1224 Sherman	\$449,900	6	2.5
441 N. Paterson	\$450,000	5	3.5
916-18 Castle Place	\$499,900	4	3.5

Properties that have Recently Sold

<u>Address</u>	<u>List Price</u>	<u>Sale Price</u>	<u>Days On Market</u>
1027 E. Gorham	\$85,000	\$85,000	92
901 E. Dayton	\$86,000	\$86,000	52
1004 E. Johnson	\$96,500	\$96,500	88
416 Sidney	\$97,500	\$97,500	47
410 N. Ingersoll	\$104,000	\$105,000	90
924 E. Mifflin	\$105,000	\$105,000	14
1112 Elizabeth	\$109,500	\$109,500	32
2117 E. Mifflin	\$127,500	\$127,500	72
1137 Elizabeth	\$137,500	\$135,000	46
1309 Sherman	\$145,000	\$142,000	37
1215 Elizabeth	\$153,900	\$146,000	108
1106 Sherman	\$380,000	\$380,000	39

Statistics compiled by Shelly Sprinkman of Restaino Bunbury and Associates.

Dayton Hill

(from page 1)

From the idea of a single family type design to a plan for two parallel lines of "row houses" with a center vehicle courtyard to the final two story building with on-site underground parking, each concept was evaluated to find the design that would work best within the context of the neighborhood and the economic constraints of the project. Another key concern was a design that would easily lend itself to the concept of accessibility, something that the final design does quite satisfactorily according to the architect.

Prices for the units will range from \$113,000 for the first floor one bedroom units to \$160,000 for the second floor two bedroom units.

David Mandehr

HOMES FOR SALE

916 Castle Place

LAKE MENDOTA-Wonderful Prairie Style home with frontage, pier, & beach house. Sunroom, mastersuite with jacuzzi, plus a one bedroom apartment. Fabulous sunsets. \$499,900.

1125 Sherman

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Shelly Sprinkman

Phone 232-7737

E-mail: ssprink@mail.execpc.com

Parks

Matching Funds Available for Parks' Projects

Would your neighborhood or group like to plant a tree in your neighborhood park? Or purchase a bench or additional playground equipment? The People for Parks Matching Fund can help.

Annually the Parks Division designates approximately \$50,000 in its Capital Matching Fund to match private money with public to pay for public projects that improve our community's park system.

How can you and your group utilize the Matching Fund?

First, discuss your project idea with your neighbors and your alderperson. Everyone must be in agreement with the proposal. Parks staff review the application and

written project proposal and check it against the criteria set in the Parks and Open Space Plan. If the donation part of the project exceeds \$5,000, the proposal must go to the Park Commission.

Upon approval, you (or the fund-raising coordinator for your project) will meet with the Parks Outreach Coordinator to discuss the timeline and fund-raising procedures. Then, the really difficult work begins: raising the money!!

This may all sound rather cumbersome (and for some projects it is!). But ask the residents of the Meadowood Park area if it's worth it! (Or Vilas or Kennedy, or Oak Park Heights, or...)

Every year the demands on the Matching Fund exceed the fund limit. So, plan early. If you have questions about the People for Parks Matching Fund, please call Laura Prindle at 266-5949.

Outdoor Skating

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Neighborhood Support Program

Neighborhood associations are the primary forum and voice for clarifying and articulating neighborhood standards. This ongoing work of our associations is an essential element in maintaining and enhancing our sense of community and our quality of life. To further support the work of these organizations The Christensen Company will donate \$100 to the pertaining neighborhood association for each real estate sale we participate in during 1997. This program covers the following neighborhood associations: Tenny Lapham, Old Market Place, Capitol, and Marquette\GWABA.

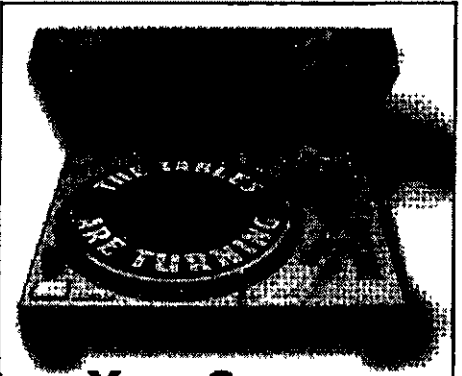
Thank you for your referrals.

**THE TENNEY-LAPHAM
NEIGHBORHOOD:
A WALKING TOUR**



A Madison Heritage Publication

The *Tenney-Lapham Neighborhood: A Walking Tour* brochure was published last fall by the Madison Landmarks Commission and the Tenney-Lapham Neighborhood Association. Written by Timothy Heggland, edited by Kathleen Rankin with photography by Mike Tuten, the brochure gives a brief history of the neighborhood and then has pictures and descriptions of 26 unique buildings in the neighborhood. The tour is designed for a casual walk at your leisure. Free copies are available at Madison public libraries or by calling Richard Linster (251-1937) or Rob Latousek (255-6769).



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Additional contributions are welcome!

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I would like to be involved in the following committee(s):

- | | |
|---|--|
| <input type="checkbox"/> Business | <input type="checkbox"/> Housing |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Service |
| <input type="checkbox"/> Publicity | <input type="checkbox"/> Education |
| <input type="checkbox"/> Safety | <input type="checkbox"/> Parks |
| <input type="checkbox"/> Social | <input type="checkbox"/> Membership |

I would like to volunteer to help maintain one of the neighborhood gardens:

- | | |
|---|---|
| <input type="checkbox"/> Welcome Garden | <input type="checkbox"/> Gidding's Park |
| <input type="checkbox"/> Butterfly Garden | <input type="checkbox"/> Reynold's Park |