

NORTH STHMUS READER

The Newsletter of The Old Market Place and Tenney-Lapham Neighborhood Associations

September / October 1995

Housing

Community Land Trust
Informational Meeting

September 20th

7:00 pm

200 North Blount

Old Market Place

Board Mets Every

Second Thursday

7:00 PM At

The Collins

House B&B

Tenney-Lapham
Neighborhood
Association Board

will meet at The Tenney
Park Apartments
Community Room on
302 North Baldwin at
7:30 PM

September 19, 1995

October 24, 1995

Wanted: "Grocery and Students

Brad Franklin

It starts with a single concern. For me, it was hearing of plans to 'improve' Burr Jones Field which brought me in contact with the members of the TLNA and alder Barbara Vedder. As a perpetual student, I have always rented, and had felt that a neighborhood association was for homeowners, or at least long-term residents, who had a clear stake in the area. In fact, students have some of their own particular concerns, so we need to express them.

How? What with all of the of emerging issues, there are many unfulfilled needs, from distributing newsletters to getting signatures on petitions or even just speaking up. Merely by attending the TLNA meetings and/or those of the city council and listening to and talking about the issues can one learn about the neighborhood while shaping the future of our community. It's a great way to meet people, too — 'real people', as students say.

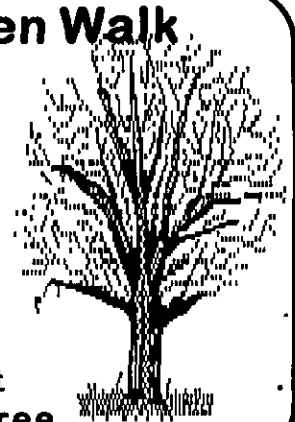
The Fiore Shopping Center Grocery Movement is a great example of how neighbors can work together for change. In the fall of 1993, the Sentry located in the Fiore Shopping Center closed down, leaving those carless among us with a long ride for groceries which we couldn't find at one of the co-ops or convenience stores. The Sentry wasn't losing money, in fact I have been told that the income per square foot was among the highest for supermarkets in Madison. Several factors, the retirement of the franchise holder and the age of the refrigeration equipment among other things, contributed to the closing even though this location is viable for a

(Continued on page 15)

Tenney-Lapham Garden Walk

Sunday, September 17 at 5:30 P.M.

Join your neighbors for an informal, leisurely walk through some public and private gardens in the neighborhood. We will go as a group so please be on time. The walk will last about an hour and a half. Meet in parking lot of Christ Presbyterian Church, 944 E. Gorham. Free



It s A Low Down, Dirty Shame:

Kathi Bresnehan

The neighborhood mobilizes to bring 1118 East Gorham Street up to code and sends a warning to all area landlords that we will not tolerate milking properties for financial gain at the expense of the neighborhood!

1118 East Gorham Street has been a trouble spot as long as I've lived in the neighborhood (14 years). Last summer, Dane County Drug Enforcement personnel busted a crack cocaine ring operating out of the house. Captain Jeff Frye of the Madison Police Department called the property owner, James R. Johnson, asking him to evict tenants who were involved in illegal activity and more carefully screen tenants in the future.

On Wednesday, July 19, 1995, Gigi Holland spoke to James R. Johnson in front of his property. He was proud of the fact that this property was a wonderful moneymaker for him. Within the hour, Mr. Johnson called me to ask if I would "...keep an eye on his property..." and "welcome the new tenants to the neighborhood..." He gave me the new tenants' contact person at Tellurian and said that I should call her "...if there were any problems..." I said that I would introduce myself and present them with Neighborhood Watch materials. It struck me as odd that the property owner did not know who was moving into his place or how



many people would be living there. He had contracted with Tellurian's new SOS Program for a year. The program tries to place and assist chronically homeless families.

Thursday morning, I introduced myself to the new tenants and had the opportunity to see the inside of the residence. I was appalled at the low level of maintenance it appeared to have received over the years. More importantly, the house reeked of gas and urine. The gas pipe was duct-taped shut. I called George Hank of Building Inspection to report what appeared to be a gas leak. Hank arrived on the scene in a matter of minutes. Between the time I smelled gas and was able to call Building Inspection, a stove had been installed by Tellurian workers and been checked by MG&E. Friday, in a conversation with Julie Schwartz of Tellurian, I was told that Mr. Johnson had removed the old stove at 1118 East Gorham, left the gas shutoff valve open and the gas pipe uncapped. Tellurian employees shut off the valve and duct-taped the pipe until they were able to

(Continued on page 15)

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Security Deposits: Just the Facts

Lewis Miller

Madison General Ordinance (MGO) 32.07(2) prohibits landlords from requiring more than one month's rent as security deposit. Even if the landlord calls it a pet or furniture deposit the total held cannot exceed one month's rent. If the security deposit paid is greater than a half month's rent the landlord is required to pay 5% interest per year to the tenant (MGO 32.07(3)). However, no interest needs to be paid for any month the landlord can prove the tenant paid rent late.

When a tenant moves in, a landlord must provide a written check-in form and allow the tenant at least 7 days to complete it (MGO 32.07(6)). Completing a check-in form is very important; make sure to document every problem, no matter how minor, on this form. Consider taking pictures of major problems, copy the completed form and return the original to your landlord. Conditions noted on a check-in form cannot be deducted from a deposit. A landlord is additionally required to provide a check-out form which is similar to a check-in and which has an obvious place for the tenant's forwarding address.

When moving, a tenant should clean thoroughly and have a witness present to document the condition of the apartment vacated. MGO 32.07(8) requires, that if a landlord does not return the full deposit on itemized list of deductions including specific reason(s), hours worked, wage rate and receipts must be provided within twenty-one days of a tenant vacating an apartment. MGO 32.07(5) prohibits landlords deducting from deposits for normal wear and tear, carpet cleaning, window washing, and occasional repainting.

Failure by the landlord to provide the interest, or check-in or check-out form, or to return the deposit within twenty-one days with the itemized list of deductions allows the tenant to bring a claim in small claims court for up to three times the amount due plus court costs (MGO 32.07(10)).

If a tenant feels a landlord has violated any MGO, the rental agreement or has not completed needed repairs, the tenant should contact the Tenant Resource Center at 257-0006 or stop by 122 State St., Suite 507A.



Jackie Stein

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Real Partnerships That Matter

Richard Linster, TLNA President

An increasing feature in local government these days in the quest for partnerships with it's citizens. People are being asked to participate in planning groups for neighborhoods, schools, community centers, traffic, transportation, metropolitan growth, etc. Never has there been a time more favorable for citizen involvement.

Much of the current round of desired input appears to be closely related to the inability of local government to access outside revenue sources previously enjoyed. Local government coming home to roost is now looking at the eggs in the local coop with a greater fondness than in the past. Local government is also re-examining it's role in providing/not providing services for citizens. A priority is also being established by government in what it feels able to do for the community, unfortunately without the full understanding of the implications by that same community.

Now I believe, as I think others do, that government is meant to serve it's citizens and not the other way around. This idea has always been a core belief of American politics and presumably government. Therefore, if citizens are to be meaningfully engaged in partnership with government it's necessary that citizens establish conditions for their participation.

1. Define the partnership- An accounting equation states; assets are equal to liabilities plus equities. We should only enter into partnerships when there is an agreement as to the value of the assets that are being brought in. There must be agreement as to the liabilities, how this affects the partners and the responsibility for them. Lastly, how are the equities to be shared

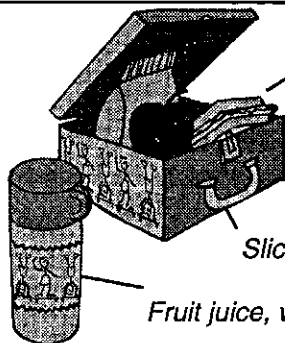
during the life and at the dissolution of the partnership?

2. What makes it a bargain- It is the hope of partners in a common enterprise that each will realize something of value that otherwise would have been difficult or impossible by their individual efforts. Is this to be a reasonable expectation?

3. The footing we operate on- Currently government does not afford it's citizens equal footing with itself. Much of this sad state of affairs however is not the direct fault of government but rather stems from citizens' unwillingness to confront authority and squarely face controversy. It is understandably human to shy away, pretend, or pursue more pleasant experiences. If, however, we are to take our civic roles seriously, survive the current crises, and face an uncertain future, we have no choice but to put back under our feet the ground we have willingly conceded.

By entering into meaningful partnerships based on the above (and other conditions that may apply) we will increase our ability to self govern, intelligently frame the debate and establish a priority that begins to meet our needs.

We also need to concentrate on what really matters and on the things that are in our ability to effect. Your relations with your neighbors, the street you live on, the neighborhood you reside in, the school the children attend, the unit of government that sends you a tax bill are of primary importance. Consider this analogy- If you drip enough water at the center of a blotter it will soak all the way to the edges. Keep in mind that your neighborhood is the center of the blotter.



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Meet The Old Market Place President

Linda Rocawich

Ilse Hecht has been President of OMPNA for a few months, and I thought you'd like to get to know her. She's shy to talk about herself. Ilse and her husband, Rudolph, have lived in Madison for 22 years and have been active in the association since they moved into their Hancock Street home in 1992. (Rudy is treasurer of the association.) They choose to spend time this way, Ilse says, because the association satisfies her sense of community, her need to know her neighbors and beautify the neighborhood and help each other out.

Ilse is a nurse practitioner who, having spent 15 years working in the department of family medicine at the university, retired almost three years ago. The Hecht family came to Madison in 1973 after living in the Rio Grande Valley of Texas for seventeen years, where Rudy, a physician, practiced family medicine and the couple raised their four children — until, that is, it came time for the oldest to start high school. They took a good look at the educational system in their part of the world — which rivals Mississippi for “most poverty-stricken” in the country.

Faced with a choice between sending the children to school in San Antonio or Houston as boarders, or moving the whole family, they decided to move.

Madison beckoned. There were good schools and there was a post for Rudy at the Medical School's brand new residency program in family medicine, which was looking for experienced clinicians to teach. The children, now in their thirties, are all graduates of East High; two still live in this area.

I am often asked by newcomers to the neighborhood about that house on Hancock with the Mexican flag flying by the front door and the seal of the Mexican republic affixed to the nearby wall. (People often remark on the beautiful flowers as well, but that's not so unusual in our neighborhood.) Here's the story:

Ilse was born in Germany into a Jewish family - in Nuremberg, where Hitler first applied restrictive laws - and Ilse's parents did not want to live where they would be discriminated against because of who they were. When Ilse was four years old, the family moved to the countryside outside Mexico City, and she spent the rest of her childhood there. She told me she still feels, when she visits Mexico City (at least once a year), that she is going “home.”

She and Rudy met there. He was also born in Germany to a Jewish family. When his father, an entomologist at Hamburg's Institute for Tropical Medicine, lost his job because of new prohibitions against Jews holding professorships, he found work in Palestine and then Venezuela. When Rudy was 18, the family moved again, this time to Mexico City, where he later earned his medical degree.

(continued on page 14)

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CDBG Planning Process Update

Rob Latousek, Vice-president TLNA


The Tenney-Lapham/Old Market Place Neighborhood Plan was officially adopted by the Madison Common Council on June 6, 1995. This means that there is now a document on file with the city which expresses our best shot at a consensus concerning the direction the neighborhood would like to go in the next ten years and beyond. Neighborhood residents, alders, and city staff will be able to refer to it to find congruency (or lack of it) with any new proposals which would affect our neighborhood. It does not bind any governing body to follow it, but in the past such plans have had a significant impact on the direction that city planning takes in the affected area. Due to the neighborhood's current status as a "CDBG concentration area," many city departments have been instructed to take special care to respond to our plan recommendations over the next year or so. Also, Madison Gas & Electric has taken the neighborhood under the wing of its own community development program for special attention, as recently evidenced by the free Energy Workshop conducted at CPC's Fellowship Hall.

The TLOMP Neighborhood Plan also acts as a good reference point for neighborhood associations and other involved groups to reflect on the priorities that have been set by a group of deeply concerned neighbors who have spent more than a year digesting a lot of information and discussing with other neighbors innovative ways to respond to the major issues confronting the neighborhood at this point in time. Draft copies of the plan were available in January, but the adopted, final version of the plan will be released in a published fo

rm in September. More information about pickup sites will be available then.


While the plan was wending its way through the maze of committees and commissions on its way to the Common Council, the Neighborhood Steering Committee was going about the business of requesting proposals for applying the Community Development Block Grant (CDBG) funds which had already been allocated toward the plan's recommendations. Three proposals were received before the Steering Committee met on June 19 to make its decisions.

The Community Land Trust (CLT) proposed to purchase, rehab, and resell to owner-occupants up to three different properties in the neighborhood. The CLT mission is to make home ownership more affordable by keeping the land itself under community ownership, selling only the improvements (house, etc.) to the purchaser, and leasing the land to them at a nominal cost—thereby knocking about \$20,000 off the cost of a typical property in our area. Prospective buyers must be



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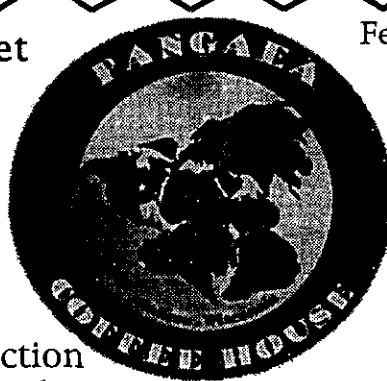
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CDBG Planning Process Update


eligible under criteria set by CDBG and the Land Trust. CLT requested a budget of \$30,000 per property to cover rehab and administrative costs, and the Steering Committee decided to allocate \$60,000 of its funds toward two CLT properties, as yet to be selected.

A joint proposal was received from Project Home and Independent Living to carry out a project which has proved fairly successful in both the Bay Creek and Marquette neighborhoods (previous "concentration areas"). They call it the "Home Repair & Modification Program." Working in tandem, the two groups use local notices and door-to-door contact to identify eligible residents, usually older adult, physically disabled, and low-income persons; and they then carry out an assessment of immediate repair and modification needs. Some contribution toward the cost may be requested of the resident, depending on income eligibility. The remainder of our budgeted funds (\$42,600), was allocated to this project (vs. \$85,700 requested). It is estimated to affect 35-40 households in the neighborhood.

The third proposal received was from Independent Living on their own. They proposes to do an assessment

of the needs of older homeowners in the neighborhood, to determine if there was significant interest in a program to provide low-maintenance, ownership housing (condominium or rowhouse) in the neighborhood which would include specific support services (visiting nurses or therapists, meal delivery, etc.). Independent Living requested \$5,700 for this market study, but the Steering Committee asked that the proposal be resubmitted for next year's funding allocations.

It turns out that next year's round of funding will begin its process fairly soon. The Block Grant office tends to operate its budget on a calendar year basis, like the city's. This means that a request for proposals will need to be sent out in October, so that allocations can be made in November and then referred to the Block Grant Commission and the Common Council before the end of the year. The Steering Committee has set up a meeting to develop its next "Request for Proposals" (RFP) on October 19 (Thurs.) at 7:30 pm in Room GR-110 of the Municipal Building. Questions regarding this process can be referred to Gigi Holland 251-8586.




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802 East Gorham Street Updates

The Judge Rules on 802 East Gorham

Fran Ingebritson

Neighbors feel vindicated by Judge Pekowsky's May 15, 1995 decision to rezone the Kayser Mansion at 802 East Gorham for residential use. The decision confirmed what neighbors have been saying for two years:

- 1.) The city illegally spotted zoned 802 East Gorham in 1986.
- 2.) The Zoning Board of Appeals (ZBA) had no authority to interpret a deed restriction.
- 3.) The ZBA was capricious and arbitrary when they refused to grant neighbors a rehearing after it was clear that they had made a decision based on false information provided by city zoning staff.

The neighbors near 802 East Gorham which is now occupied by Yahara House, a mental health day treatment center, are concerned about the quality of life and viability of our downtown residential neighborhood. We believe the current size and scope of Yahara House's programs adversely affects our neighborhood and are unacceptable.

In addition to their clubhouse and job training program, Yahara House also has a large medical facility component, a fact that was denied during hearings before the ZBA. The dispensing of medication appears to be a significant part of their program. The City has appealed Judge Pekowsky's ruling.

News From Yahara House

Rober Backes, Manager Yahara House

As you read this article, "Yahara House" may mean something entirely different to you than it does to your neighbor. As I talk to neighbors, I am often surprised at the misinformation that they have heard. I am extremely grateful to those neighbors who have called me with questions or concerns. We have enjoyed and appreciated those neighbors who have come in to get to know us. Most of those who have visited seem to recognize the perfect match that our beautifully historic building is for people who deserve a chance to feel good about themselves.

Yahara House is a rehabilitation program with its offices at 802 E. Gorham. It is a **non residential** program that offers services to people who have a mental illness. Our service design is called a Fountain House Clubhouse Model. This means that members are given opportunities to volunteer in our offices in preparation for a paid community job. Our staff help people with their jobs and with the other necessities of life such as finding apartments. We also run two apartment buildings on the East and South sides and a resale store at 123 W. Mifflin called Hidden Treasures.

Despite our good fit, a few neighbors are unhappy with our presence. In a decision by a judge in response to a neighbor's suit against the City, the zoning status of our property was changed from OR (Office/Residential) to R5 (multiple residential). Under the R5 category, offices are allowed under a Conditional Use Permit. We will be applying for such a permit. The Plan Commission will hold a hearing before deciding on a permit.

Owners within 200 feet of our property may be approached to sign a petition against the granting of a permit as part of this process. Please take a tour and learn more about us before you consider signing such a petition. After you get to know us, you may find, as others have, that we are an asset to Madison and good neighbors, too.

At the request of some neighbors, Yahara House is offering to rent evening space in its parking lot for a nominal fee. This could help relieve nighttime congestion on the streets, particularly on "snow emergency nights." If you have other ideas or comments to improve Yahara House as a neighbor, please call me, Roger Backes, at 257-7757.



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IN ALDER WORDS . . .

I have been out and about but, because of the heat wave, I haven't met as many of you as I would have wished. I do hope this will change SOON!

Meanwhile, some district updates:

I met with Ruth Ann Shore of the Fiore Company and she told me that the plans for State offices had been axed. However, they still are not considering any grocery store. Other potential ideas are up in the air, so it seems as though we're at a standstill right now. I met with the mayor and, as a result, he's now expanded the Yahara River Parkway project to include the whole area from Baldwin to First Streets which means that the Fiore Center will be part of this area's community-oriented planning study.

As a member of the Madison CitiArts committee, I'll be advocating for a Public Art piece at Filene Park, at the request of David Wallner and other neighbors. I hope this will work out and add more beauty to the ongoing renovations happening there.

A new movie theater is moving into the former Esquire Theater building. "Brew and View" will serve food and beer as well as show movies and sometimes live performances. What was once the only inaccessible movie theater in the city not only will be accessible to viewers but also performers for the stage areas!

I have inevitably been involved in all sorts of everyday, ongoing affairs. In some cases, including a couple parking issues involving people in disagreement, it's been gratifying to work with residents on the grassroots level, giving voice to all and actually creating alternative solutions together.

City issues:

The city budget is under very tight restraints. Mayor Soglin has requested the various city departments to stay at zero level, meaning no increases in funding. I have put my energies in two main areas thus far; one being decisions for funding through the Community Services Committee to different social service organizations. The second is that of mass transit through Madison Metro. Both Madison Metro and especially MetroPlus are on the chopping board due to Federal and State cuts. I'm working very hard with others to avoid cuts in services and increases in fares as recommended by the City Department of Transportation to the mayor.

Another hot item is the long range regional planning for the development of Madison which involves land use and transportation options. I strongly urge people interested to check out and attend Isthmus 2020 meetings.

A second cable company, Cyberstar, is coming to Madison. One aspect that I am very excited about is the inclusion of Community Networks, a program to provide community access to all sorts of city information through computers in libraries, schools, and neighborhood centers. This is dear to me since I campaigned for these same ideas. Let's hope that Cyberstar will effectively follow through.

Also, I have made it a priority to look into youth issues and, in particular, alternative positive approaches to dealing with problems facing our young people. If you're interested, please call me.

Lastly, with this hot weather, winter may seem far away but if you have any ideas, concerns, etc regarding winter parking regulations, call 261-9165 or 249-8428.


Until next time, stay cool...

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Budget Woes

Judith Wilcox

Given our threatened state and federal funding climate, it should come as no surprise to citizens of the Second District that we have our work cut out for us in putting together the 1996 County budget. We face a difficult challenge. As the federal and state governments "freeze, cut and shift," our decisions for 1996 must be based on our view of future years, and times will be tough for the next few years.

The budget guidelines issued by the County Executive for this year's budget process require strict fiscal controls at the local level. We will not be able to make up for losses in state and federal revenue by increasing the local tax levy. In this fiscally challenging environment, local policy makers (you, the residents of the Second District,) are crucial in helping make informed decisions about service priorities and recommendations to strengthen county services.

I want to hear from you and so do the other supervisors. On Monday and Tuesday, August 28 and 29, 1995, a Public Hearing will be held, at the City County building, on the Human Services budget. Our major challenge in the Human Services area is the continuing increase in court-ordered and other mandatory placements.

Controlling these caseloads through legislative change and improved program strategies will be the main budget agenda for the Human Services Department. This may mean cuts or changes in programs which affect you personally, particularly in the area of nutrition and transportation services for older persons.

I would like your advise on several potential budget items:

- Should a new Courthouse be a part of the Capital Budget?
- How do you feel about continuing some form of General Assistance Program?
- Should we be consolidating some services with the City of Madison, such as the Health Department, Parks, Planning, etc.?
- Should the administration of the Nutrition programs be centralized or performed at the level of the Nutrition site?

We have begun discussion on a number of these items. The County Department heads have submitted their budgets to the County Executive and the supervisors will receive the Executive's budget on October 1, 1995. On Monday, October 23, 1995, in the County Board chambers, there will be a public hearing on the Executive's budget and you will have another opportunity to make your opinions known.

The next few months will be busy ones for us and I can use your help. So please give me a call at 255-8913 and let me know what your concerns are and how I might address them.

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BIKE THEFT UPDATE:

Lock and License Your Bikes!

The *North Isthmus Reader*, as a public service to the neighborhood, will list licensed bikes that have been stolen in the next issue. Experience has taught me that a bicycle cannot be legally proven to be **your** stolen bicycle if it has not been **registerd and licensed** with the Madison Police Department. You must have the bicycle's serial number, license number, and description to be listed in the paper. Call Kathi Bresnehan at 251-7399 and leave a message. I'll return your call and get detailed information.

Tenney-Lapham Annual Meeting and Spaghetti Dinner

Wednesday, October 11, 1995

Christ Presbyterian Church

Neighborhood Council Elections
and fun for the whole family!

Briarpatch Needs Volunteer Foster Parents

Briarpatch is looking for individuals and couples to provide short term voluntary emergency shelter to teens experiencing personal and family problems. Training is provided by Briarpatch. If you are interested in providing emergency shelter in your home for a few days five or six times a year, call Sandy at Briarpatch 251-6211. We welcome people of all ethnic, cultural and social backgrounds.

Mansion Hill and Old Market Place Walk

Saturday October 21st

12:00 Noon until 5:00 PM (Raindate Sun Oct 22nd)

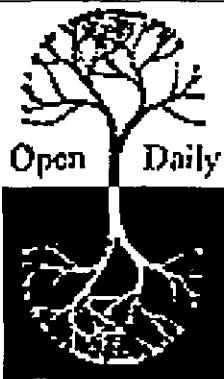
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Budget Signed By Governor As Legislature Prepares

State Representative Tammy Baldwin

My last two columns were devoted exclusively to state budget issues as the Legislature studied the 2,500+ page budget document. Very few of the concerns raised by residents of the 78th Assembly District were resolved in the context of committee or floor consideration of the budget bill. Unfortunately, the Assembly floor debate took on a bitter partisan tone as virtually all of the budget amendments offered by Democrats were voted down by the majority. Among the amendments rejected during the budget debate were: efforts to prevent privatization of the UW Hospital and Clinics, efforts to prohibit public funding of religious schools as part of the Milwaukee school choice program, efforts to restore the Public Intervenor's office and the Department of Public Instruction, and efforts to restore funding for the Women, Infants and Children (WIC) program.

My chief concerns about the budget fell into four categories: 1) policy in the budget; 2) power grabs; 3) cuts that fall disproportionately on those who can least afford to subsidize the property tax relief proposal; and, 4) fiscal irresponsibility - in the form of a large deficit that will emerge in FY 1997-1998. As a consequence of the failure of the Legislature to address these critical issues, I cast my vote against the 1995-1997 biennial budget. The budget was vetoed in part and approved in part by Governor Thompson last month. The vetoes, however, did little to address my concerns relating to the budget.

Meanwhile, members of the legislature are busily preparing for the upcoming fall floor period. I feel rather as if we are headed into uncharted waters. Upon taking control of the Assembly last year, Republicans started the 1995-1997 session with a 100-day agenda — a kind of "Contract on Wisconsin." That contract included an assortment of measures such as: the family cap proposal (welfare reform); extensive changes in our civil liability laws (tort reform); and a permanent cap on school district revenues. I view all of these proposals as eroding Wisconsin's progressive traditions in government. Following the first 100 days of the session, all attention turned to the state budget process.

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For Fall Floor Period

Now as we look to the future, it is less clear what sort of proposals lie ahead. A few issues are certain to come up. The state's transportation budget, which was separated from the rest of the biennial budget, will be taken up in September. Also we anticipate consideration of a controversial proposal to fund a new Brewer's stadium in Milwaukee. But beyond these two proposals, it appears that the September floor period may be seized by the Republicans to advance their "social engineering agenda." Two anti-abortion measures have already been placed on the calendar in September. There has also been talk in the Senate of advancing the death penalty bill to the floor this fall. A bill that weakens Wisconsin's historic Family and Medical Leave Act is also likely to be pushed in the fall floor period. These are all issues that people have strong feelings about. I am passionately opposed to the death penalty and to any measure designed to weaken a woman's reproductive freedom. Therefore, I anticipate that the fall floor period will be a busy and an emotional floor period for many.

I also want to share some other pieces of news. First, for those of you who stop by my office from time to time, we're moving! In August, we will be moving back into the Capitol. My office will be located in Room 412, North at the State Capitol. Second, we've added a voice mail system to our office phones. That means no more busy signals and you may now leave messages during non-business hours. Finally, you may reach us by E-mail. My office E-mail address is: uswlsa78@ibmmail.com.

I look forward to hearing from you on these or other issues. You can reach me at my office (266-8570) my home (241-6675), e-mail, or write me at P.O. Box 8952, Madison, WI 53708.

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Neighborhood News

(continued from page 5)

Ilse earned her nursing and bachelor's degrees in San Antonio in the late 1940s; she and Rudy lived in Mexico, though, until their move to the United States in 1957. But not very far into the U.S., just across the border.

It is this background - and, I suspect, a history of public service both in Mexico and among Mexicans in South Texas - that led the Mexican Government to name Rudy its honorary consul here. This "honorary" work involves seeing to the needs of Mexican nationals in the area, mostly students at the University. However - tourists take note - you can get your tourist card and other travel information at the Hecht home; it's a real consulate.

Ilse retired? Hardly. In addition to her neighborhood association duties and her gardening, she is deeply involved in another project. As you read this, she is in Vietnam. She and a colleague from the school of nursing conduct six intensive courses there each year: three in nursing management and three in methods of teaching nursing. The former is for the nursing supervisors

of hospitals (Ilse's realm), the latter for instructors at schools of nursing.

Their special interest is to work with nurses from the provinces rather than the cities. This Summer's trip is Ilse's fourth. Their philosophy, Ilse says, is that we need to teach the teachers so they can multiply themselves.

So Ilse is in Nha Trang. She'll be back in Madison in late September, and she'll tell you about her trip to Vietnam in the next newsletter.

EYE ON THE HOOD:

We Caught You Acting Neighborly

Tom Sullivan donated bunk beds and mattresses to the family of seven children that had no beds at 1118 East Gorham Street. Mary Thill, Jolene Steinhorst, Kathi Bresnehan and others in the neighborhood assisted the tenants by giving them food, basic cleaning stuff, towels, wash clothes, tooth brushes and many other basics. I'm proud to be part of a neighborhood that jumped at the opportunity to help this family out!

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Telco Community CREDIT UNION

Neighborhood News

(Continued from page 1)

successful full-scale grocery store. Yet, according to the Fiore company, none of the supermarket chains that they have approached has been willing to sign a lease for this property. Reasons for this which have been given to me include the misperception of the near East side as a 'lower income area', unlike for example the Monroe Street area which has its own market. We need to make our desire loud and clear.

Nearly 700 Tenney-Lapham and Emerson neighbors have (thanks everyone!) signed a petition to the Fiore company and to provide to prospective grocers, to convince them of the value of a grocery store at this location. Whatever your opinion on this matter, pro-market, con-market, or pro- some other need, such as low income housing, the moment to express it and your ideas is at hand.

Students, renters, homeowners, each of us holds the knowledge about what we need and only by acting on it can we make this a better place to live. Call me about any issues, or to find out the time and place of the monthly meeting. Share your vision.

(Continued from page 2)

install the replacement stove. **The house was occupied by a woman and her seven children at the time!** There are many ways to look at this type of conduct on the part of the property owner. I tend to look at it as a potential death sentence for the tenants. It also appears to reflect the value James R. Johnson puts on his tenants and the neighborhood. **We as a neighborhood association will not perpetuate this abuse of property and taxpayer dollars by looking the other way!**

Twenty-one code violations were cited by Building Inspection's George Hank during an interior inspection of the property that lasted over an hour. Half of the violations are serious enough to result in rent abatement. Just prior to the inspection, the second floor toilet began to leak liquid through the living room ceiling onto the tenants and visitors. There is a list of longer term exterior repairs to be made by Mr. Johnson to the property. Mr. Johnson has been sited for building code violations so many times over the years that it is embarrassing. Richard Linster, TLNA President, picked up a copy of the history of the property from Building Inspection this past week. Members of the Housing Committee are reviewing the information and plan to meet with the landlord soon.



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Announcements

TLC Needs New Board Members

Rob Latousek

Tenney-Lapham Corporation (TLC) is the tax-exempt, community development organization for the Tenney-Lapham neighborhood. It was founded in 1979, at the conclusion of the last neighborhood planning process (similar to this past year's). During the 1980's it was involved in applying for and administering CDBG funds for home rehab, energy conservation, and economic development. Since selling off its last property in 1990, TLC has acted as the collector and distributor of neighborhood donations for the Tenney-Lapham School & Parks Fund.

The recently approved Tenney-Lapham/Old Market Place Neighborhood Plan contains a number of recommendations in the housing area which could probably best be addressed under the auspices of TLC. Joe Brogan and Gigi Holland, who both served on the Housing Task Force in the planning process, are proposing to staff a new Neighborhood Housing Office in the old Livery building.

At its August meeting the TLC Board decided to expend the remaining TLC donations as budgeted for this year and ask TLNA to assume those responsibilities; they also asked that a new housing-oriented Board be appointed. Nominations are now being accepted for the new board. Contact Richard Linster (251-1937) if you or someone you know are interested in serving.

September

- 7 Campus Job Day 10 am - 3 pm
- 8 Ten Percent Society Dance (Great Hall)
- 14 Isthmus 2020 5-7 pm
Old Market Place Board Meeting 7-9 pm
- 19 Tenney-Lapham Board Meeting 7:30- 9 pm
- 15 - 16 Autumn Art Fair (Library Mall) 10am - 6pm
- 17 Tenney-Lapham Garden Tour 5:30 pm
- 20 Housing Informational Meeting 7:00 pm
- 21 Isthmus 2020 5-7 pm
- 25 Rosh Hashanah

October

- 11 Tenney-Lapham Annual Meeting 5:30-7:30pm
- 12 Isthmus 2020 5-7 pm
Old Market Place Board Meeting 7-9 pm
- 15 Newsletter (Nov/Dec Issue) Copy Deadline (5pm)
- 24 Tenney-Lapham Board Meeting 7:30- 9 pm
- 26 Isthmus 2020 5-7 pm

If you would like to get your group's events announced in the newsletter, please send your submission to Tom Sullivan, 1122 East Gorham St., or TJSMadTown@aol.com

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