

The Newsletter of the Tenney-Lapham Neighborhood Association

September/October 1997

Welcome New Neighbors

Moving day is now behind us, and we all have a different landscape of people in our environment. Welcome all to the Tenney-Lapham Neighborhood!

Our neighborhood is named for the large park to the Northeast and Lapham School in the center. Our community is composed of a healthy, heterogeneous mix of students and non-students, families with children and without, and older, longtime residents. It is a diverse community, and one which provides many opportunities.

We have several parks in the neighborhood: Tenney Park is the biggest and best known. There are tennis courts, soccer fields, playground equipment, park shelters, a beach with volleyball courts, and ice skating. Giddings Park is a "secret" treasure. It is located at the north end of Brearly St. It is usually very quiet, and there is a wheelchair-accessible pier, which is wonderful for watching sunsets, ducks and meteor showers. Reynolds Park is located on the 800 block between Mifflin and Dayton. It has open spaces and soccer goals. It is fenced on three sides and bounded on the fourth by a water utility building, on top of which there are tennis courts. James Madison Park and Burr Jones Field border the neighborhood at either end.

One of the principal reasons some people choose to locate in this area is its proximity to the University. It certainly has that distinction, but other benefits are even closer at hand. Before you get in the car and go to one of the outlying malls, be sure to check out the local businesses. Food and drink are close at hand, and the neighborhood has a number of specialty shops which draw people from all around the city.

We hope you take as much pride in your new homes as we do in the neighborhood. If renters have any problems with their landlords, they can always call the Tenant Resource Center at 257-0143 for assistance. Garbage day is Thursday. Please don't put garbage out on the curb before Wednesday evenings, and take the garbage

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Zoning Issues

Bob Kinderman

My wife and I recently moved back to Madison after an absence of 23 years. When we purchased a duplex at 421 Jean St., we expected to encounter new experiences and learn new things, but we never guessed that it would include getting deeply involved in what is apparently an ongoing, albeit rather "back-burner" issue of Madison zoning ordinances and whether or not they have kept up with changing times. This has particular impact in older R2 (single family) zoned districts where restrictions relating to lot size and nonconforming units greatly restrict what property owners can do to improve their property. We first learned of this when we applied for a building permit to remodel our kitchen and convert an empty attic into a bedroom. It took a few visits to the building inspector's office to make sure we met their requirements, and then we were directed to get the approval of the Zoning office. At first we were told that we would need to apply for a variance and go before the Zoning Board because our lot was too small, a situation we apparently share with most of our neighbors. After submitting drawings and completing the necessary paperwork for the Zoning office, we were told that we didn't even have the option of requesting a variance because we were a nonconforming unit (a duplex in a single family zoned neighborhood). The fact that our home had been built as a duplex in 1937 and was owner occupied did not make any difference. The zoning ordinances written in 1967 created many nonconforming units, supposedly as a way of limiting the increase of absentee landlords. This struck us as particularly ironic in that in our situation the previous owners had specifically declined an offer from an absentee landlord and decided to sell to us because they wanted to keep owner-occupants in the neighborhood, Staff at the Zoning office said it was out of their hands, apologized for not realizing we were a nonconforming unit when we first contacted them, returned our application fee and said that maybe the city council might be able to do something.

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TENNEY-LAPHAM NEIGHBORHOOD ASSOCIATION

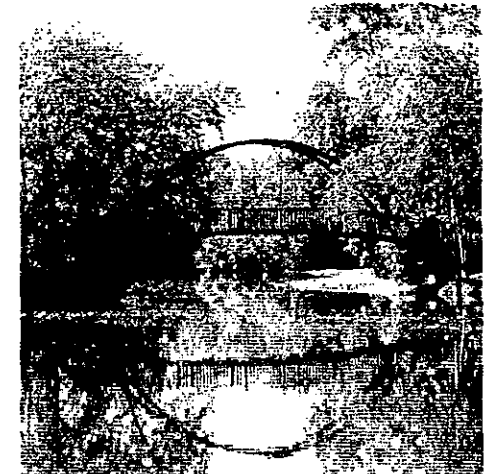
meets at the Tenney Park Apartments Community Room

302 N. Baldwin

on the 3rd Thursday of each month.

September 18, 1997 at 7:00 p.m.

October 16, 1997 at 7:00 p.m.



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TLNA Neighborhood Officers

President	Richard Linster	251-1937
Vice President	Ed Jepsen	255-2845
Secretary	Open	-
Treasurer	Coyla Rankin	257-4932

TLNA Neighborhood Council

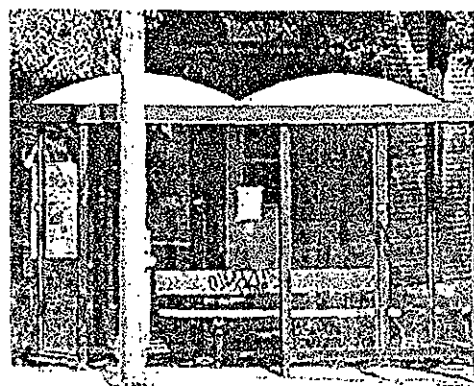
Business	Teena Browder	256-3620
Community Serv.	Gary Lakeman	255-3068
Education	Joe Davis	256-5714
Housing	Jay Weiss	256-4988
Membership	Richard Linster	251-1937
Parks	Dave Wallner	256-2958
Publicity	Chris Ingersoll	258-9781
Safety	Kathi Bresnehan	251-7399
Social	Dan Baker	251-2501
Transportation	Tim Olsen	255-9358

TLNA Neighborhood Area Representatives

Area A	John Aagaard	257-4110
Area B	Bob Shaw	255-3486
Area C	Brad Franklin	256-5850

The newsletter of the Tenney-Lapham Neighborhood Association contains the opinions of some of its members - the contributors. We hope to be able to define the objectives and principles of the organization in a brief statement which will replace this one once a consensus has been reached about what they will be.

Unofficially, the Neighborhood Association is a group of civic-minded residents who have gotten together to make our neighborhood a better place for all of us to live. We meet among ourselves and with city officials to achieve this goal. We hold periodic social gatherings to meet one another and enjoy ourselves. Virtually all of the accomplishments of the association have been achieved through volunteer effort. We encourage all of our neighbors to participate with us in these activities.



MG&E responded quickly to repair the downed power line.

ZAP! almost

During a recent storm, a lightning bolt hit a power line and parted it. As I went to investigate, a neighbor came out of his apartment and reached over to pick it up. Upon seeing him, another neighbor and I yelled to stop. He explained that he thought it was a wire for cable TV. It was thin and black, but it was connected to a transformer.

Power lines get hit all the time. They do look like cable TV wires, and they don't always send out sparks like in the movies. They can, however, kill you. If you see downed power lines, or even lines which look like they might be for cable TV, do not touch them. Call the MG&E ALERT Line: 252-7111.

Neighbor tries to fit in

Richard Linster

A 4th-generation family business, Madison Dairy Produce Company has been in operation since 1906 and at its current site since 1928.

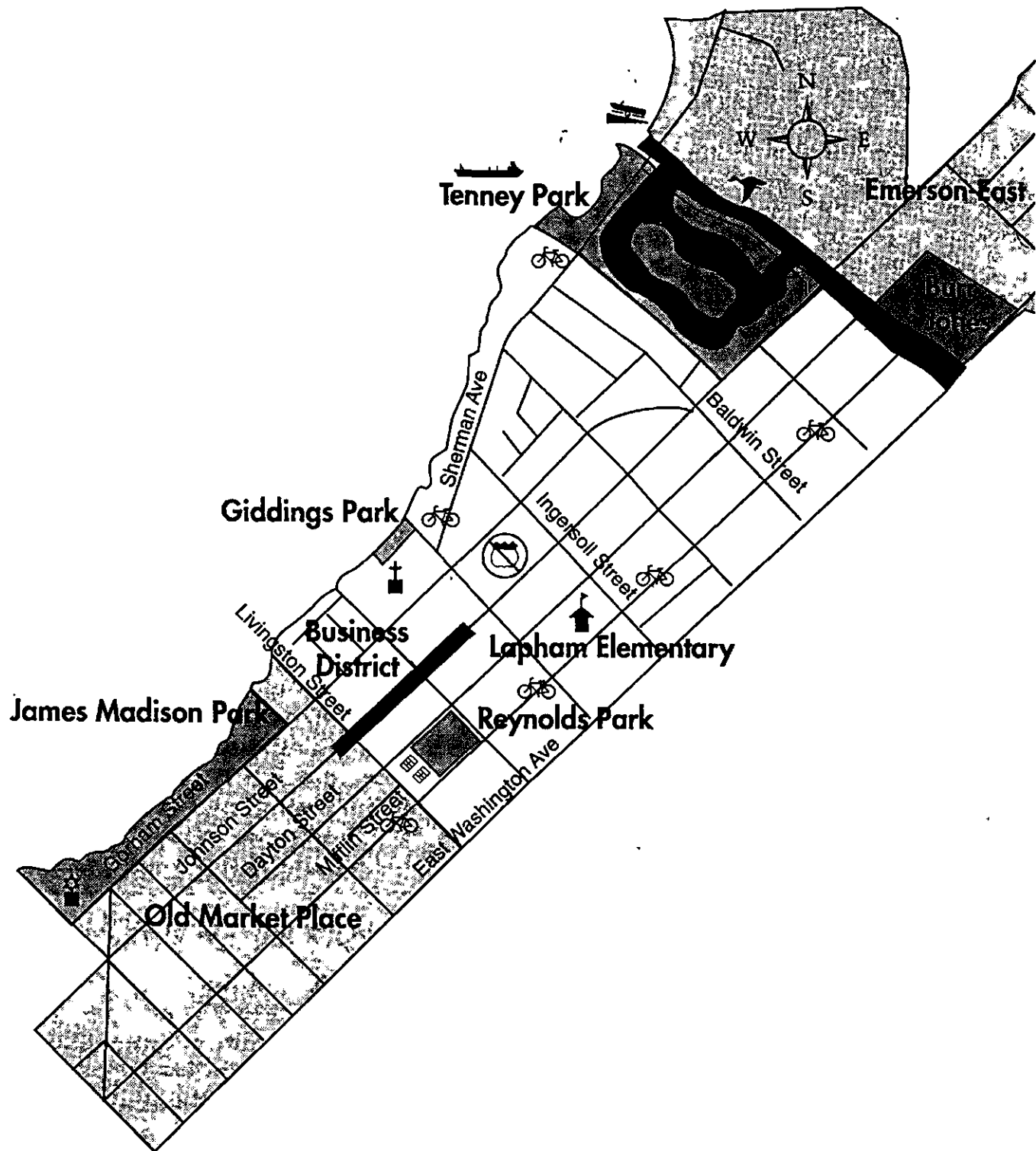
The dairy, located at 1002 E. Washington Avenue, is now one of only a handful, where just 40 years ago there were over 200. Chuck Steinhauer, Madison Dairy Vice President credits their ability to survive and compete in today's market by "... being on the technological edge and running an efficient operation. "Normally a dairy of our capacity occupies twice the space. We have a 45,000 sq. ft. facility. Our geographic location for dairy is excellent and transportation access is good for getting the product in and out."

A challenge for the dairy given its small footprint is the severe limitation to storing their inventory. "We can hold less than a 3-day supply at our site," said Steinhauer. "We are a butter operation and produce 10% of the butter in the country under 200 different labels to customers in every state east of the Mississippi. We expect sales this year of \$150 million. We currently employ a workforce of 75. We foresee moderate growth in this industry."

Besides the constant upgrading of the Madison Dairy over the years, the office and production area here expanded by 12,500 sq. ft. in 1990 and 1991. Chuck Steinhauer: "This was done at a cost of more than a million dollars. We made this kind of investment because of our commitment to our customers and the City. We're lifelong residents of Madison. We appreciate the City and realize we're in a good neighborhood. It's our desire to be good neighbors and to help maintain the area."

A dairy in a residential area and across from an elementary school presents certain challenges. In an attempt to resolve them, acting on requests from TLNA's Mifflin Corridor Subcommittee as well as individual residents, Ald. Barbara Vedder arranged a meeting with dairy officials. In the interest of a more complete discussion as well as better information, TLNA invited the Police and Transportation Departments. Chuck Steinhauer: "I thought it was a pretty good meeting. We appreciated the opportunity for 2 way communication. We've instituted, as of August 4, mandatory appointment times at the dairy. We would like to meet again in 4-6 weeks with our neighbors to see if this is having the results we hope for, elimination of traffic congestion in the area for residents and improvement of waiting times for our customers, vendors and haulers. We would encourage neighbors to call us at 256-5561 (after hours press 5 if problem involves a tanker, 6 if a semi) if there are problems that we can address. We want to be good neighbors!"

The Tenney-Lapham Neighborhood



"In Alder Words"

Ald. Barb Vedder

The Common council is in the midst of annual budget time again and we are, indeed, upon very tight financial times. The Mayor has requested all city departments to submit requests with a 5% decrease in the funding they've received for 1997, excepting the Police and Fire Departments. It's certain that tough decisions will be necessary and some services will be impacted. I'll be keeping a watchful eye and hope that you will keep me informed how this affects you.

Meanwhile, back in the neighborhood...The process is moving forward for development of the former Reynolds property in the 600 block of East Mifflin street. The transfer of land from the Reynolds company to the city did officially happen, at the time of this writing, only a couple of weeks ago. Since this property is part of a TIF district which expires at the end of September, city staff drafted a resolution transferring the same property from the city to the Community Development Authority (CDA) in order to recover any costs which might be lost by any type of development which may occur at this site. Determination of the land use will happen at the Plan Commission level and this is one of the most important aspects of the entire story. During this whole process, I have concentrated completely on its fairness; that people with differing ideas about its land use, be able to be heard and not have it turn into a "done deal." This is because there are a great many people with differing views about what should be developed, whether it be some type of housing, community gardens, or a combination of sorts. Hopefully, you will receive this newsletter prior to September 8th, at which time the Plan commission will meet with this item on their agenda--to determine the property's land use. This will be a public hearing which anyone can attend and speak or register their opinion. After the Plan Commission makes its determination, the Reynolds Criteria

Committee which has already been formed will be looking into more of the details of the development.

Another area I've been working on is that of the condition of housing in the neighborhoods. Linda Grubb and I did a tour of different parts of both Tenney-Lapham and Old Market Place neighborhoods and decided that another staff person from Building Inspection should have a more detailed look and has since come up with some specific properties which have been contacted to "get their house in order," so to speak, to take care of any code violations. What we found to be problematic were properties which look very shoddy but still meet the requirements set forth in the standards. Because of this, the city attorney's office has been contacted to look into ways to be able to address these types of situations and be able to deal with them through additional ordinance contingencies.

By the way, at the time you receive this, we will all have survived the great move of August 15th. For all new residents, I'd like to welcome you to the neighborhood. I hope that your experiences living here will be positive and rewarding. Remember, you can be part of the solution by knowing your rights and responsibilities as a tenant. If you're not already aware, an organization called the Tenant Resource Center exists to help you with any housing/landlord issues. If I can be of any assistance, feel free to contact me.

I also organized a meeting which brought together representatives of Madison Dairy and neighborhood residents who are impacted by certain aspects of the dairy, such as parking, traffic and environmental concerns. I'd like to thank Richard Linster for sitting in for me as facilitator as this was the day I'd returned from two days spent at the hospital. I'm sure he'll be writing more in the newsletter about this particular meeting.

Finally, I'd like to hear your thoughts about the Living Wage initiative since I sit on the city task force which is looking into this issue. I'd also welcome any thoughts you might have about the hotel for the Convention Center as well as community use, or the lack thereof, of Monona Terrace Community and Convention Center. Please feel free to call me at 249-8428 or e-mail district2@council.ci.madison.wi.us



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The Reynolds Homestead - a differing view

Carl Andersson

The City of Madison recently acquired the open space on the 600 block between E Dayton and E Mifflin Sts., known as the Reynolds' Homestead, in an even exchange for land on the 700 block, known as Market Place. Three principle uses for the newly acquired land are now under consideration: condominium housing, affordable housing, and community gardens. The land in question constitutes roughly 9/10 acre, valued at roughly \$225,000, and is currently surfaced with packed clay and light gravel. Housing proponents note that the density of the housing may be restricted without loss of sale proceeds through a TIF funding option due to expire at the end of September. At its meeting on 13 August the Community Development Authority deferred taking a decision on the matter and called instead for a public hearing on the community gardens option. The community gardens plan will be presented to the Plan Commission at its meeting on the 8th of September.

Under the proposal of the North Isthmus Community Coalition (NICC) [Ed note: NICC is an ad hoc group organized by Carl Andersson], the Planning and Development Unit of the city would lease the Homestead area to the Community Action Coalition, presumably on a 5-year renewable lease, as it does for many other community gardens locations around the city. Allowing for walkways, there would be space for roughly 140 garden plots of roughly 25 square yards each, and slightly more than 140 area residents have already expressed interest in gardening at this location next year.

NICC officers include a member of the board of each of TLNA and OMPNA as well as the president of the Dayton Row Assn. and other residents of these two neighborhoods. Our membership meets on the last Thursday of each month.

NICC has collected petitions supporting the community gardens proposal, especially of OMP residents soon to be excess of the number of voters in the last election.

Unlike city park land which cost the city roughly \$1922/acre in 1996 to maintain, the Homestead Community Gardens as proposed would be self-sufficient. Whereas the city has acquired 326 acres of park land over the last 6 years with a development cost of \$20,000 to \$30,000 per acre for a neighborhood park, development of community gardens at this location can be achieved through the CAC without cost to the city. And whereas the city has spent considerable amounts of money to acquire park area, it has spent nothing to acquire the Homestead area since land was first purchased for our Market Place in 1911. Data on visits to city park land is not available except for city beaches. For example, there were an estimated 1651 visits to the James Madison Park beach in 1996 over 79 days of peak use. For a 2.9 acre beach, this amounts to 7 visits/acre/day. (The park is altogether 13.3 acres.) This may be contrasted with the use of community gardens at the Homestead location. Assuming the average gardener visits 3 times per week, there would be 67 visits/acre/day, and the season for gardening is considerably longer. For the 1.7 acre Giddings Park, this would correspond to an average of 114 visits/day. Even on a nice day and even at sunset, I can usually have my choice of the two park benches at this location. I doubt that the average number of daily visits to Giddings approaches such a level, but I certainly hope that the city would not want to liquidate this asset merely because it's prime real estate. For the 3.6 acre Reynolds Field, the comparable number would be 241 visits/day. The actual visitation rate is probably not even a tenth that number.

But the community asset in question is not just open space under threat of appropriation. This was formerly our Market Place, the focus of the Victory Gardens of World War I which so effectively united our community. And the land which we now own was the Reynolds' family homestead for more than a century. In the heart of our historic district, at the time of year when our neighbors are moving in and out, we long for the image of the Reynolds' stability and tradition in this neighborhood. Our attachment to this land is a spiritual matter, an image and a feeling of hope. That's why so many area businesses and neighbors have united in the effort to preserve this asset for our neighborhood.

We have a special opportunity before us, to build community, to integrate our neighborhood, to foster a consensus for cooperation and mutual concern, bringing those who are young and old together, those with family and financial stability together with those who are without, in work and benefit. Because regardless of political perspective, of income or property, today as before, we all share in this which is fundamental to our lives: food. Like green space anywhere, as with urban gardens throughout the city and across the country, the disposition of this property involves the question of our quality of life, of our neighborhood as an attractive place to live. I hope to see you on the 8th of September!

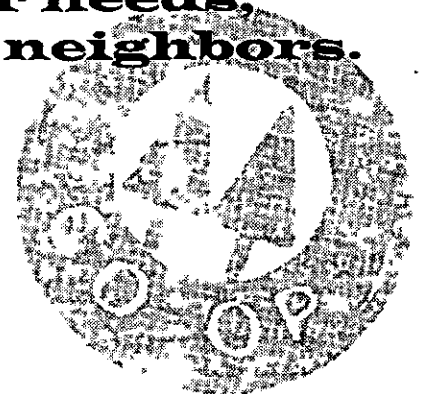
(If you would like garden space next year, please contact Carl Andersson at 256-8290, Branden Born at 257-6625 or Andrea Noeske at 256-3433.)

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Zoning, continued

That was on June 16th, coincidentally the same day an article appeared in The Isthmus entitled "Zoned Out," which detailed the frustrations other property owners had encountered in trying to get zoning variances for what seemed very reasonable improvements to their property, improvements which in many cases would enhance the neighborhood and promote longer term residence. The following evening was the annual Jean Street block party where I had the opportunity to here more tales of the restrictions that current zoning ordinances place on older neighborhoods. (I hasten to add that the support we have received from our neighbors, as well as from many other Madison residents I have talked in recent weeks, has been tremendous and far outdoes any frustration we've had with this process.) It was clear that we were not alone in facing the challenges of the zoning system and we resolved to find a way to make some changes that could accommodate our community's needs as well as our own. The following week we attended our first Neighborhood Association meeting. Association President Richard Linster had arranged for Zoning Administrator George Caffan to attend, and we had a lively discussion. The Association decided to create a zoning issues committee to fur-

ther discuss ways to interact with city government and increase the public awareness of our shared concerns. I was designated chair of the committee (I should have seen that one coming) and have learned a great deal about the larger issue since then.

On July 14th an article about our particular dilemma appeared in the *Capitol Times* headlined "Zoning thwarts home improvements." At the end of the article, any other residents concerned about the issue were encouraged to call or write me. I received about a dozen calls, all very supportive and many very informative as well. Most importantly I learned that an advisory committee on R2 zoning is being created by the Mayor. At one of their June meetings, the Common Council passed a recommendation for this to be set up. Judy Olson of the Mayor's staff stated at the August 4th Planning Commission meeting that the Mayor was in the process of putting together a list of members for this committee and they should be ready by the August 19th Council meeting. Barb Vedder has submitted my name for consideration for the committee to the Mayor's office, but no decision has been made as of this writing. Regardless of the makeup of this committee, I will try to follow its proceedings closely and do what

I can to enable the Tenney-Lapham Neighborhood to present as much input as possible.

I also received a call from a representative of zoning committees in the Dudgeon and Regent neighborhood associations. We discussed ways the various neighborhood zoning committees could communicate and hopefully present a unified stance to city government. I'm confident that we'll find a way to communicate, but arriving at an agreed-upon approach clearly won't be easy. Ken Golden, who is the alder for both the Dudgeon and Regent neighborhoods, had introduced two changes to the zoning ordinances that were targeted at specific concerns expressed by his constituents, but withdrew them at the last minute when disagreement developed within the neighborhood associations as to whether or not the changes were really what they wanted. One of the changes would have eased restrictions resulting from small lot sizes, and the other would have made it somewhat easier for L-shaped buildings to be "filled in." Despite Ken's decision to withdraw his initiative for the changes, they did proceed to the Planning Commission on August 4th at the request of Alder Napoleon Smith, who felt they addressed concerns in his ward that his


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Zoning, continued

constituents did not want to wait on while the issue was further discussed. Representatives of the Dudgeon and Regent Neighborhood Associations spoke against passage of this amendment, mainly because they wanted more time to review the proposals and provide further input to the Planning Commission. The proposal relating to L-shaped buildings was referred for further study but the proposal relating to lot sizes passed.

The change that passed was:

Subdivision (f) entitled "Yard Requirements" of Subsection (3) entitled "R2 Single-Family Residence District" of Section 28.08 entitled "Resident Districts of the Madison General Ordinance is amended to read as follows:


Yard Requirements. In the R2 district, front, side and rear yards shall be provided, each of which shall be not less than the following:

1. Front yard — thirty (30) feet
2. Side yards.
 - a. One story buildings Each side six (6) feet
 - b. Two story buildings Each side seven (7) feet
 - c. For each foot by which the side wall of a building exceeds forty (40) feet (as projected at right angles to the side lot line), the required side yard on that side shall be increased by two (2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family residence beyond eighteen (18) feet of the side lot line shall be excluded. Such increased width shall apply to the entire length of that side yard.
 - d. Reversed corner lot—fifteen (15) for side yard adjoining street.
3. Rear Yard—forty (40) feet. A one story projection for

garage purposes only may project thirty percent (30%) of the least depth into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward."

In short, this amendment eliminates the total side yard requirements by providing a single criteria for the width of the side yard.

In general, the issue of zoning and how it affects older single-family neighborhoods has been simmering for some time and now may be coming to a head. At least a process through which city government can work more formally with affected neighborhoods in developing some big-picture, long term strategies appears to have been started. If you are willing to play an active part in addressing concerns about zoning issues, or just want to be kept informed about current developments, please give me a call at 251-1358 or write me, Bob Kinderman, at 421 Jean St.



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Baldwin Pushes for Expanded Health Care Coverage for Children

Children from working families who have no health insurance could receive health-care coverage under a budget proposal that I am working on with my colleagues. Many working families have no health coverage at all because their employers offer no insurance and they can't afford a costly individual policy. The proposal makes health-care coverage for children more available, more accessible, and more affordable.

An additional 40,000 children from working families would receive health-care coverage through expansion of the Healthy Start program. Under the plan, children from

families earning up to 200% of the federal poverty level would be eligible for health insurance. Currently, children from a family of four earning more than the federal poverty level (\$13,330 annually) are not eligible for coverage. Under the proposed expansion of Healthy Start, children from a family of four with an annual income of up to \$26,660 would qualify for health insurance.

The expansion of this highly effective and popular health-care program has been endorsed by leading Wisconsin physicians. It has also been endorsed by a non-partisan coalition of public health advocates, including the State Medical Society, the Coalition of Wisconsin Aging Groups, and the Wisconsin Council on Children and Families.

Opponents (such as those within the Assembly Republican caucus who voted against inclusion of this Amendment in their budget package) claimed that expansion of the program could cause Wisconsin to lose needed federal funding. However, the non-partisan Legislative Fiscal Bureau determined that the expansion would have no effect upon Wisconsin's allocation of federal dollars.

In May, Wisconsin's bipartisan Joint Finance Committee, which writes the state budget, adopted a provision to expand Healthy Start. Members of the committee noted that the expansion would save money for Wisconsin taxpayers by increasing the level of preventative health care available to children.

Please feel free to stay in touch with me on budget issues or any other issues of interest. I can be reached at 266-8570 or at 266-8463 (fax) or by writing me at:

State Representative Tammy Baldwin
P.O. Box 8952
Madison, WI 53708-8952


You may also E-Mail me at: tammy.baldwin@legis.state.wi.us
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September/October 1997



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Tenney-Lapham Neighborhood Association Newsletter

House Painting (Amish - Style)

Gay Davidson-Zielske
Roving Girl Reporter



My curiosity was first piqued as I watched a guy unload a bright blue Porta-Potty across the street at the modest home of Frank and Frances Patton, long-time TLNA neighborhood residents. Frank likes to hold garage sales, I know, but I wondered if this one was going to require a Porta-Potty for the crowds. Or maybe the Stones were special friends of the Pattons and had agreed to hold a concert on their lawn. These explanations didn't seem likely, but you never know with these two lively neighbors.

Never having been one to dwell long in suspense, I called and worked the subject around to why said convenience was on

their lawn. When Frances told me painters were coming the next day, I thought it was interesting, though in my experience, housepainters were not usually this well-accommodated.

Still, when I heard the rattle of ladders the next morning, I thought nothing of it, until I noticed that there were a LOT of ladders (21 bright orange ones of various lengths) followed rapidly by a LOT of painters (43 altogether). While some people set up the ladders—on all sides of the small house—others set up a long buffet-style table (complete with a silk-flower centerpiece), a huge coffee urn, a tub of iced soft drinks, and lawn chairs. I saw kids and

women and men of a rainbow of colors and ages. While some workers swarmed over the house, others joked and began arranging provisions.

"Hey, are we really supposed to paint this house lime green?" I heard someone call out. LIME GREEN! I thought to myself. Frank and Fran have always seemed so, uh, normal in their other exterior color choices. But, as the owner of a Pepto-Bismol pink house (not entirely by mistake—those tiny paint sample cards just look so different from broad expanses of color), I knew I wasn't one to criticize. Though it was still quite early on a Saturday, I finally broke down and called Fran.

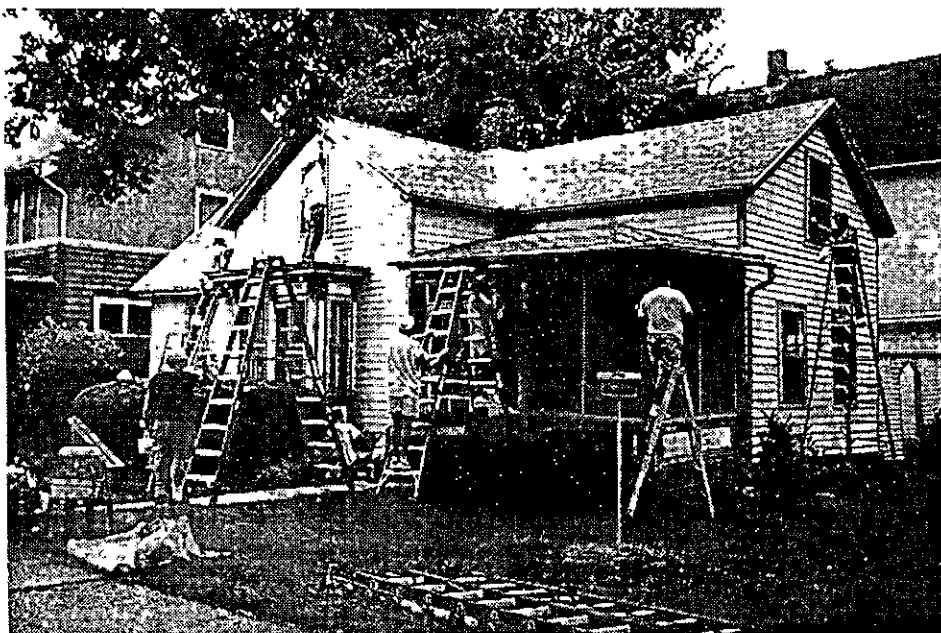
"So, how many Wisconsinites does it take to paint a house?" I asked, attempting to coin a new genre of joke.

"Isn't it amazing?" she said. As we spoke, I saw walkers slow and then stop to chat. Later, someone told me there had already been one fender-bender as someone gawked too long from his car. Unable to contain my natural (let's call it by name, shall we?) nosiness any longer, I moseyed over to get some first-hand information. By then, the sign was up—it was a Dane County Paint-a-thon project. As older members of our community, my neighbors had wisely taken advantage of a terrific service. All volunteers, these nice people (all smiling and chatting as they scraped, primed, even tuck-pointed the chimney) this day were from Oscar Mayer, including several members of their retired employees' group, READI (Retired Employees Are Dependable Individuals).

The coordinator of the project, Bill Adomaitis, by day a financial analyst at Oscar Meyer, told me that at least one worker had actually been trained as a painter, and that he himself had once worked for a masonry outfit, but most were just good-hearted citizens looking forward to the reward of a little party at the Sports Pub when the house was finished. Mr. Adomaitis and his wife told me that this abundant turn-out is not unusual for these projects. The week before, several folks had showed up to move a disabled Oscar Mayer employee into his new home.

At noon (they were three-quarters finished by then) everybody sat down to pizza and sodas, inviting the passersby and neighbors to join them. The scene looked and felt to me like an Amish barn-raising—and the work flew. By two o'clock, the painters had moved on. Once upon a time (and still

continued next page



House Painting (Amish - Style) Continued

today in some tiny communities) "to each according to his need" was the rule, not the exception. The relative newcomer on the American scene, selfish individualism, has all but obliterated more soul-nourishing ideas of progress like this one.

Of course, coordination is needed. In this case, Project Home was the Pattons' first stop. Then, volunteer coordinators John Kanvik at IBM and Mr. Adomaitis were contacted. Mautz Paints, another local and

neighborhood business, donated all the paint and some of the materials. Oscar Meyer rented the ladders, furnished breakfast, lunch, and bar tab, and chose the house from among two or three needing paint. In business for eight to nine years and serving low-income, elderly, and disabled clients, the Paint-a-Thon pulls volunteers from thirteen to fifteen businesses and church groups. Other frequent corporate supporters include American Family and Rayovac.

The painting was a great distraction for us neighbors, and when the day was done, Mr. and Mrs. Patton (you can see their home at 403 N. Brearly, one of the original homesteads in our neighborhood, in the Walking Tour of historic structures brochure recently published by TLNA) had a lovely freshly painted house....and it's CREAM and TAUPE, not lime green. Now this is the kind of thing I want my tax dollars supporting.



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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.

Building Blocks

Richard Linster

The other day I had a visit from Mayoral Assistant Ryan Mulcahy. Ryan is gathering material from neighborhoods in the city for a new Madison City Channel 12 television program entitled *Building Blocks, Building Better Neighborhoods*. The previous week the City had held a reception for the premiere of the initial program. TLNA sent neighbor GiGi Holland to represent us and she reported that after the screening, neighborhood guests had the opportunity to offer comments and Mayor Bauman was present to hear them.

When I met with Ryan, GiGi joined me in further thoughts on the state of this and other neighborhood organizations, particularly those downtown. We applaud the current initiatives that have resulted in things like Building Blocks. We are interested in going beyond a television magazine format. Our goal is a *real partnership with our city*.

A real partnership clearly outlines the benefits, roles, duties and responsibilities of *all* involved. Everything is clearly identified for smoothness in operation, realization of goals and prevention of misunderstandings.

We have created organizations and have joined them because through association we can magnify our ability over our individual efforts to address conditions around us. A partnership of substance with local government should further increase our ability to act in our interests as well as making the job of governing easier for government.

For 21 years TLNA has worked with residents and government to make our neighborhood and city a better place. To my knowledge our efforts have been largely successful. Where we may not have fulfilled all of our expectations, I can't say that the experience has embittered us or has prevented us from trying again. An organization of people is a human thing and has a life of its own. It has human foibles, weaknesses, strengths and glory.

Much of what we are and what we do might be difficult if not impossible to capture in a package for a program format; but we will try and work with our city to help produce something that will unmistakably identify us.

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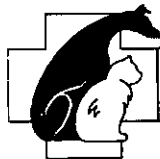
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256-2075

LET SLEEPING DOGS LIE

Call the veterinarians that make

HOUSECALLS

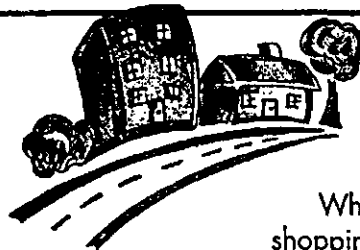
DR. DEB SCHROEDER



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255-2977

NEW SATURDAY HOURS



Home Savings' downtown location is now offering full service banking Saturday mornings to serve our neighborhood.

When you visit downtown Madison for shopping or the Farmers' Market you can also do your banking.

Every Saturday ■ 8:30 am - Noon

We invite you to visit our website <http://www.home-savings.com>

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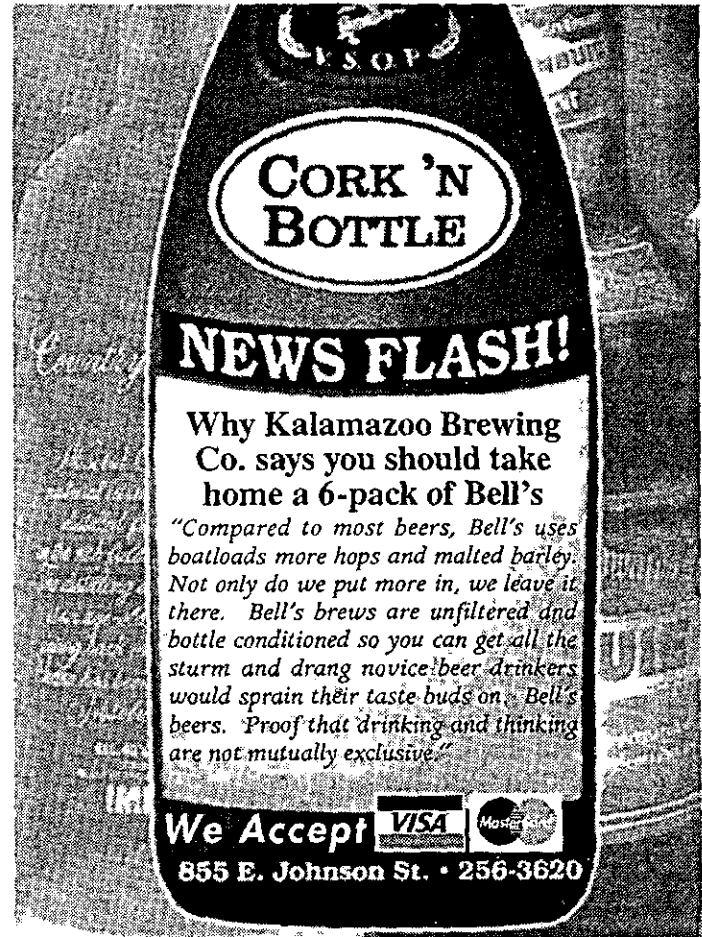
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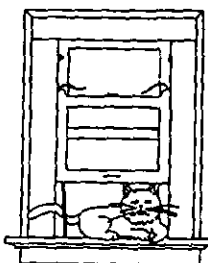
EAST ■■■ JOHNSON ■■■ STREET



Banner Design Selected

The winner of the street banner design contest is Brian McCormick. His design was based on the graphics that he created for the Neighborhood Plan and the East Johnson Street Business Directory. Many thanks to Stacy Lewis and an anonymous artist for their excellent submissions. The selection was made by members of the Neighborhood Plan Steering Committee, the East Johnson Street Business Association, and the Tenney-Lapham and Old Market Place Councils.





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cans back as soon as you can on Thursday. It is best to put recyclables apart from garbage, and make sure to use Madison Pride bags for recycling.

Our representative to the City Council is Barb Vedder. She gives an update in each issue of this newsletter entitled "In Alder Words..." [page 4] Our County Board Supervisor is Judy Wilcox. She hasn't responded to our requests, so to get an update on county government that affects our area, you can call her directly at 266-9388. Our elected representatives at the state level are Fred Risser in the senate, and in the assembly, Tammy Baldwin, who is also a frequent contributor to this publication. [page 8] If you live between Livingston St. and the Yahara, you vote at Lapham School. (Enter from Ingersoll St.) If you live West of Livingston St., your polling place will be the Salvation Army gymnasium on East Washington Ave. (Voters enter from Mifflin St.)

We are fortunate to be among the areas which get special attention from the streets department. Streets get much cleaner if they are swept all the way to the gutter, and our streets are swept each Thursday morning. Look for street signs which forbid parking from 8 a.m. until noon. The street sweeper comes along as scheduled, a parking enforcement officer right in front.

Madison has a lower crime rate than many cities of its size. We do experience crime here, however, and you should take all of the usual precautions. Looking out for yourself is an important part of reducing crime. Just as important is looking out for your neighbors. If you see suspicious behavior, report it. Our neighborhood "Safety Witch" is Kathi Bresnehan. If you have

questions about anything concerning criminals, the police, or their relationship to our community, call her at 251-7399. People in our neighborhood have done a lot to keep it safe here, and we all value your help. We'll be glad to help you too.

We honor and respect diversity in this neighborhood. This is not a place where you have to feel like an outsider because of minority status. Tolerance and respect for others extend to many aspects of life in our community. Observance of the rights of others is key to the application of that philosophy. Tolerance, however, is not license. Just as others have an obligation to respect your rights, so the reciprocal obligation is incumbent on you.

Don't be shy about getting involved in the neighborhood community activities. Volunteers are responsible for the decorative gardens you see around on public places, the pancake suppers, pot lucks, and other functions as well. Whether you're here for a year or forever, you are welcome in our neighborhood association.

The Tenney-Lapham Neighborhood Association is working on a number of issues. One of the major ones [outlined in more detail in Bob Kinderman's article, page 1] is rethinking the zoning laws. We have also been working with (or against) the city to make Johnson and Gorham Streets safer for children and bicyclists. We're working on the Yahara Parkway, and planning for the future. We're working with the police to shut down a few crack houses, and with Transitional Housing Inc. and ARC to assist the less fortunate as they join our community. We have had many successes, and we hope you'll join us in future ones.

Madison Metro Transit System

Madison Metro Transit System provides fixed-route and paratransit bus service in the Madison urban area. For bus route and schedule information, call the Customer Service Center (266-4466, TDD 267-1143) Monday through Friday from 6:15 a.m. until 6 p.m. and Saturday from 7:30 a.m. until 6 p.m.

Schedules

Free schedules are available on all Metro buses, the Metro Administrative Office (1101 E. Washington Ave.), all Madison public libraries, and the Madison Department of Transportation (Madison Municipal Building, 215 Martin Luther King Jr. Blvd., Rm. 100).

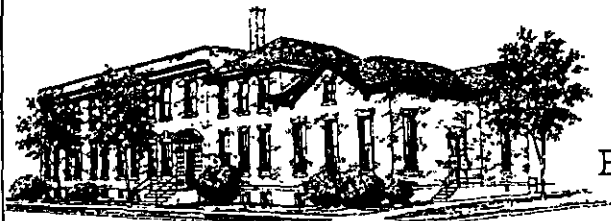
Fares

To save money, buy FareSavers, Metro's prepaid fare options. FareSavers, which include Metro's Quik Tix and Monthly Passes, are discounted fare options that may be purchased at over 60 Metro Sales Outlets located throughout the Madison area. For the nearest location, call the Customer Service Center at 266-4466 (TDD 267-1143).

Madison Metro Transit System - Phone numbers

Route and Schedule Information 266-4466 (TDD 267-1143)
 Ridesharing Information 266-RIDE
 Paratransit Service 267-8787 (TDD 267-8789)
 Administrative Offices 266-4904 (TDD 267-1132)
 Lost & Found 266-6524

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RESERVATIONS ACCEPTED

251-8700

Appliance Removal

The City of Madison now charges a fee to handle old appliances. This fee applies to appliances left at the curb for collection or brought to the two City drop off sites.

What is the Appliance Fee?

A \$20 fee will be charged for the following appliances:

Air Compressors
Ovens
Air Conditioners
Ranges
Copiers
Refrigerators
Dehumidifiers
Stoves
Dishwashers
Trash Compactors
Dryers
Washers
Freezers
Water Heaters
Furnaces
Water Softeners
Large Commercial Appliances
Wood Stoves

A \$10 fee will be charged for the following appliances:

Fluorescent light fixtures
Garbage disposals
Microwave ovens
Small "dorm" refrigerators weighing less than 50 pounds

There will be no fee for the following appliances:

Blenders
Space heaters
Fans
Stereo equipment
Humidifiers
Televisions
Irons
Toasters and toaster ovens
Radios
VCRs



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How is the Fee Paid?

Residents must purchase a sticker to attach to appropriate appliances left at the curb or brought to a drop off site.

Where Can I Get Appliance Fee Stickers?

Appliance fee stickers are available from the following outlets:

By Mail:

Street Division: 1501 W. Badger Rd., Madison, WI 53713

City Offices:

City Treasurer: 210 Martin Luther King Jr. Blvd. Street during regular business hours M-F 8 am until 4 pm.

Stickers are also available from all Madison Public Library branches during their regular business hours.

Appliance Dealers:

• American TV • Best Buy • Birrenkott Appliance • Clyde's • Kennedy Hahn • K-mart • Main Appliance • Wal-mart

Fee Alternatives

Many area appliance dealers will haul away old appliances from customers. Several will haul them for a \$10 fee. When purchasing a new appliance ask the retailer about their policy on removing old appliances.

There are also several scrap dealers in town who will accept most old appliances, some charge a fee. Call dealers first for prices and conditions of disposal.

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THE MARKET
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Properties Currently for Sale

Address	List Price	Bedrooms	Baths
1324 Dewey Court	\$82,900	2	1.2
1320 Dewey Court	\$92,900	2 flat	
115 Ingersoll	\$97,900	2	
1133 East Mifflin	\$98,900	2	1
1338 East Mifflin	\$105,000	2 flat	
317 North Baldwin	\$122,900	3	1.2
309 North Baldwin	\$124,900	4	1.7
953 East Johnson	\$139,900	3	2
327 North Baldwin	\$139,900	3	1
1143 East Dayton	\$159,900	3	2
1224 Sherman	\$449,900	6	2.5
441 North Paterson	\$449,900	5	3.5
752 East Gorham	\$997,000	5	5.5

Properties with Offers not yet Closed

429 North Baldwin	\$129,900	2 flat	
1030 East Johnson	\$134,900	2 flat	
943 East Dayton	\$117,900	3	1

Properties that have Recently Sold

Address	List Price	Sale Price	On Market
1027 East Gorham	\$85,000	\$85,000	92
901 East Dayton	\$86,000	\$86,000	52
1004 East Johnson	\$96,500	\$96,500	88
416 Sidney	\$97,500	\$97,500	47
924 East Mifflin	\$105,000	\$105,000	14
1112 Elizabeth	\$109,500	\$109,500	32
2117 East Mifflin	\$127,500	\$127,500	72
1137 Elizabeth	\$135,000	\$135,000	46
1309 Sherman		\$145,000	
1215 Elizabeth		\$153,900	
1106 Sherman	\$380,000	\$380,000	39

Neighborhood Real Estate

Shelly Sprinkman

As a neighbor and Realtor, I would like to welcome all of the new residents who have recently moved to the Tenney Lapham neighborhood. Remember if you, or anyone you know, is considering a move, call Shelly Sprinkman at 232-7737 or 250-9840.

Or e-mail me at:

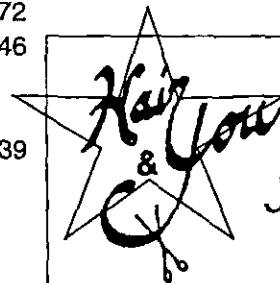
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The Newsletter

Chris Ingersoll, Editor

The newsletter of the Tenney-Lapham Neighborhood Association is published six times a year. The deadline for contributions and advertisements is the fifteenth day of each even-numbered month (Feb, Apr, June, Aug, Oct, Dec) for distribution about two weeks later on the first weekend of the odd-numbered months. (Jan, Mar, May, Jul, Sep, Nov) It is a great joy to receive things prior to the deadline date.

Articles of general interest are appreciated, and observations and opinions from the readership are welcome. Format for submissions in descending order of preference: email, (whenever possible) to me at wci@inxpress.net, submit on disk as a text file, type, or handwriting. If you are a first-time contributor please include your name, address, and telephone number.

Artwork is also wonderful! Keeping in mind that it will be reproduced in black and white, you are encouraged to submit pieces. Color photos are just fine. Please call me at 258-9781 for more information.

The newsletter is supported by its advertisers. If you are a reader, please show your appreciation by patronizing our neighborhood businesses. If you have a business yourself, the Neighborhood Association would appreciate your support as well. The newsletter reaches 2,500 people and the rates are quite modest. Please call me for details.

Get Involved! Build a Community

Join TLNA

Send this form with
dues (see right) to:
TLNA, PO Box 703,
Madison, WI 53701

Minimum dues:
Adults (ea.) \$2.00
Seniors \$1.00
Business \$5.00

Additional contributions are welcome!

Name: _____
Address: _____
Phone: _____
E-mail: _____

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 |