



TENNEY - LAPHAM

NEIGHBORHOOD ASSOCIATION NEWSLETTER Spring 2013

Post, Zellers Face Off for Alder Seat



(l-r) Dennis Denure, Bryan Post, Ledell Zellers
Photo courtesy of Keith Wessel

On February 7 at Christ Presbyterian Church the neighborhood association hosted a forum in which the candidates for alder for district 2, Dennis Denure, Bryan Post, and Ledell Zellers, were asked a series of questions by the association and audience members. TLNA president Joe Lusson hosted the forum with Vice-President Lia Vellerdita and me (Jessi Mulhall, TLNA newsletter editor) choosing the question order. The three of us took turns asking the questions to the candidates as TLNA treasurer Patty Prime gathered more questions from audience members during the debate.

Even though the forum occurred during the tail end of a blizzard, the event was well attended and the questions submitted and responses by candidates Bryan Post and Ledell Zellers were top notch. Candidate Dennis Denure did not seem committed to the debate nor the alder candidacy and used the forum to promote his museum mile idea for the downtown and was not seriously answering the questions. Denure was kindly asked to save his museum mile comments for his closing statements but refused and left the stage.

Post and Zellers were the top two candidates in the February 19 primary and will face off in the April 2 election. You can find more information about the candidates at their websites: Post - <http://www.postformadison.com/Site/> and Zellers - <http://ledellz.com/>. There is a link to the audio of the February 7 forum on the front page of TLNA's web page - <http://www.danenet.org/tlna/>.
- Jessi Mulhall

(See pages 8-9 for the winning candidates' opening and closing statements from the forum)



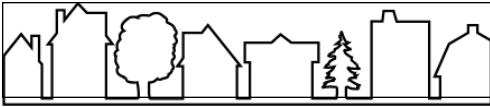
Lee House by Brian McCormick

12th Annual Tenney-Lapham Art Walk Seeks Artists

The 12th Annual Tenney-Lapham Art Walk will take place on Sunday, June 30 from 1-5 pm. Artists living in the Tenney-Lapham neighborhood are invited to participate. Each artist displays their work in their home for the public to come in and see. The public is given a map guiding them from artist house to house. Contact: sharonredinger@gmail.com if you are interested in being in the Art Walk.

At this time, the participating artists are Brian McCormick, Jane Scharer, David Waugh, Emily Forscher, Steven Knurr, Chris Julson and Mike Franke, Bill Redinger and Sharon Redinger.

In addition to maps in the next Tenney-Lapham newsletter, maps will be available at 408 Washburn on Sunday, June 30 starting at 1pm.



2012-2013 TLNA Neighborhood Council

President	Joe Lusson	627 E. Gorham	joelusson@gmail.com	256-5941
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Area B	Annabelle Potvin	738 E. Dayton St.	abellepotvin@gmail.com	(507) 313-4129
Area C	Pat Smith	448 Jean St.	panofsmith@tds.net	256-0590
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The deadline for the Summer, 2013 issue will be May 15. Views expressed in the newsletter are the views of the writers and not the views of the TLNA Council. The contents of this newsletter along with back issues can be found at TLNA's homepage: <http://www.danenet.org/tlna/>.

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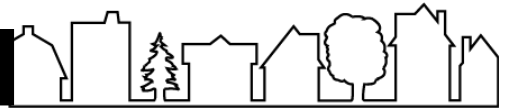
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Change Can Be Good



Having spent the past two weeks on vacation, I'm reminded of the great value in a change of scenery, including new perspectives and the inspiration for a fresh start upon return. Change can be good.

Even as a winter enthusiast it's impossible to deny the beauty of spring.

Yet, there's an undeniable value to holding onto things that are dear, both personally and as a community. For instance, I love seeing our historic houses and commercial buildings restored. Retaining their original materials and appealing design provides environmental, aesthetic and educational benefits, while the skilled restoration work boosts the economy through local tradespeople and suppliers.

This is why it makes me sad to see attractive buildings like Ideal Body Shop on Park Street, Pahl Tire on East Washington, and several buildings on the 100 block of State Street torn down. And it angers me when the majority of

the city council doesn't care about the integrity of the Langdon Street national historic district. In a recent vote, they allowed three handsome, structurally sound buildings to be torn down on Iota Court, right in the heart of the district.

Profit will always be there for people who want to replace an historic building with something more conventional and generic. Preservationists are going to need a stronger and broader educational campaign and more persistent lobbying of elected officials if we are to retain much of anything of Madison's architectural and cultural history.

Fortunately our neighborhood has an opportunity to speak up, one way or the other, on this issue is in the upcoming District 2 aldermanic election. The current anti-preservation alder is stepping down and the two new candidates offer contrasting views on how we balance neighborhood character and new development. I urge you all to study the candidates' web pages and be sure to vote April 2.

Sometimes an historic building being replaced can lead to good change.

Years back, some venerable and attractive buildings, including one housing the Opera House restaurant, were taken down on N. Pinckney Street just off the square. They were replaced by what now houses Walgreens, Mari-gold Kitchen and office space above.

While I hated to see the previous buildings go, the new buildings are bold and inspired architecture, and the companies they house bring a lot of employees and dollars to the downtown. That would seem to be a net plus. Other bold new buildings are a delight to the eyes as well, such as the stunning Hillel/Hochberg Jewish student center on lower Langdon Street.

But if we don't understand the value of our historic buildings in general, both in their pedestrian friendly scale, the old-growth materials, and the stories they contain, then we stand to lose a lot.

- Joe Lusson



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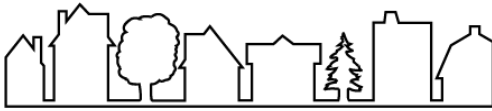
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So Long Until We Meet Again



Spring is in the air, and with it brings new beginnings. In the four years of serving you, my passion for public office has only grown. I've watched what's happening to our state and think to myself we need better leaders and better public officials. The fight to make a better community isn't just going to happen on its own. I am stepping down to pursue a degree in public policy and management to learn as much as I can about serving my community. I am passionate about public service and plan to continue working in it for many years to come.

It is difficult to sit here and attempt to take stock of the impact of four years in this position. There have been wins and losses, great joy and great heartache. If you have followed the news you will see that I have worked hard to push District 2 as a priority and focus by the Mayor and Common Council and repeatedly made the case to those in power of the importance this neighborhood's development has on the future and stability of the City as a whole.

We are not any ordinary neighborhood. What transpires in the half mile of Tenney-Lapham and the mile or so of District 2 in many ways drives the

city, for we are a microcosm of the issues that face the city at large - economic development of small businesses and large redevelopment of old industrial properties, access to housing diversity and affordability issues, the questions of how to maintain large swaths of aging housing stock, access and development of well-functioning public transportation, the list goes on and on.

I have it as my goal that by the end of April I will have enabled, put on track or completed some \$250 million in infrastructure improvements and development projects for the district as a whole. We have new streets, cutting edge pedestrian and bicycling infrastructure, new apartments and homes, affordable housing on Johnson Street, a thriving small business district, a beautiful new Tenney Park Shelter, rain gardens, new tennis courts and playgrounds, grants for improving small businesses, a homeowner assistance program, and the list goes on and on. Our neighborhood has seen fantastic growth, redevelopment and reinvestment from the wave of old and new residents who are working hard to put our neighborhood on the map. Thank you for your passion, dedication and creativity to show that Tenney-Lapham is not a stagnant backwater neighborhood, but one that accepts growth, new residents and the capacity and will to

change. Because we are changing.

The tenacity to pursue our vision for the Capitol East District has resulted in ground being broken on the Constellation development, a major milestone in the history of the City. You stuck with me when I fought for our neighborhood and said to the Mayor and the City Council that we demanded more out of the Don Miller site than what had been proposed last year. Because of that, we now have competitive proposals that all include a grocery store, a major addition to our neighborhood I've been fighting to bring for the last four years.

Part of what I've learned in this position is to not give up on issues that you're passionate about and care for deeply. I have been honored to serve on the City's Housing Committee and its Landlord-Tenant subcommittee where I was able to spearhead a number of pieces of legislation for tenant protections and strengthening building inspection capacity. My time on the Transit and Parking Commission has been deeply rewarding and the fights for transit are a constant struggle. I'm still working to pursue a late-night transit route that connects our neighborhood to Schenks Corners, Williamson Street and the Capitol Square. I'm hopeful that we can build a successful partnership network to find the \$35,000 to make it a reality by the



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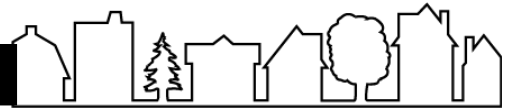
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Alder's Report



fall and I plan to continue working on this even after my time on the council.

Thank you to all of the neighbors that have reached out to me over the years, on issues positive and negative, large and small. I very much believe that municipal government is a special thing. The work we do serves citizens in ways that the state legislature or Congress never does. It's immediate and touches nearly everything you see out your front door in the morning. I have several parting wishes for the neighborhood.

We have neighbors on Section 8 housing vouchers three blocks from million-dollar lakefront mansions. It's part of what makes me proud to represent this district over any other. We are a microcosm of the City as a whole and we are an example of how cities should be built to accommodate a diversity of people. Let's fight to keep it that way while bringing as many new and diverse residents in as we can. We have such capacity for growth, both physically and spiritually, we should embrace that. Nothing stays the same, everything changes, so let's make it great and include as many people as we can.

Creating a community of people that all think and act the same way is not healthy and it is not who we are. May the residents of Tenney-Lapham find ways of channeling their passion for their community in active, direct and positive ways that build diversity. Long-term residents should not be fearful of new residents. New residents should not be isolated from their neighbors and community around them. No one owns this neighborhood, we should all be engaged citizens and everyone should have access to living here, regardless of income. Whether you've lived here 3 months or 30 years, rich or poor or in between we're all in the fight to make this a great neighborhood.

Let's respect the rights, differences and autonomy of our neighbors who are "different" from us. In this position I see many small acts of generosity and

kindness and I see small-minded cruelty and bullying. After four years of taking your phone calls, emails and letters, please work to accept your neighbor. Love your neighbor. Help your neighbor. Even if they're renters, even if they don't politically agree with you, even if they put their garbage cans on your lawn. Our neighborhood is built in a way that we can frequently see into each others' windows, and that lends itself to high neighbor interaction, so let's make it positive engagement and build community, not build up walls against each other, for the neighbors can see you just as much as you can see them.

One area that I was not able to solve in my time in office was the relationship between our neighborhood and our schools. Currently they operate in silos, disconnected from each other. It is systemic to the City of Madison and School District as a whole. The board of

Tenney-Lapham has taken some meaningful steps by inviting the principals of Lapham, Marquette, O'Keefe and East to have a discussion on the state of the school with the board. But principals change, board members change, and the neighborhood as a whole operates separately as a community from their neighborhood schools' communities. I'd like to see stronger bonds formed between the parent groups and the neighborhood association and business community.

Thank you again for the amazing opportunity to serve

you these four years. It has certainly changed my life, and hopefully when you look out your window, you can see how it has changed yours. I am confident in stepping away from the seat that the district is on the right track to prosperity and its condition has improved greatly from when I took office. I will cherish my time on the council and it will certainly inform my path forward into the future. I easily see myself returning to serve my home city after getting my degree so this isn't a farewell. It's so long until we meet again and besides, I'm not leaving until August, so I'll probably see you at the café or on the street, or come help and join with me to work to get late night bus service. Madison is my home, and it will always be.

It's been an honor to serve you.

Much love,
Alder Bridget Maniaci

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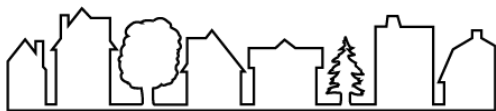


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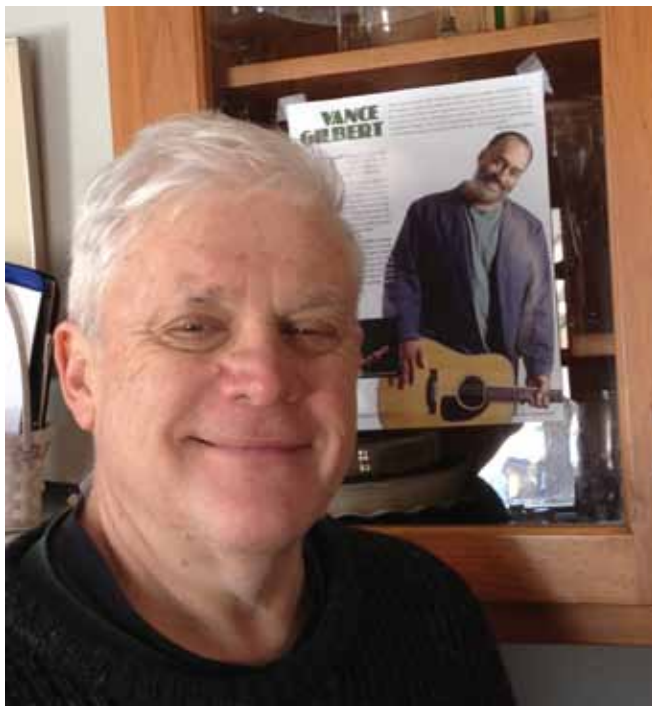


YOUR REAL ESTATE EXPERT!



The Nameless Venue Called Home

Dave Wallner and Anne Katz like to party, preferably with lots of others. I recall chatting with Dave at the Tenney-Lapham yearly backyard party as he tried out his idea of enlisting the talents of the musicians he hires each year in a different venue—his home at 451 N. Few. Just steps from the home of his neighbor, Sheila Thomson, who dedicates her spacious backyard to this yearly event, stands Dave and Anne's place. Anne, Dave, (and their son Rafe) are so sociable that their combined years of public service-- Dave taught high school at Stoughton for 34 years and advised the school newspaper and Anne is director of Arts Wisconsin, a non-profit



that promotes art—just wasn't enough to satisfy the itch to bring to others their love of music. Though neither is a professional musician, Dave thinks his mother's singing around the house and his vast record collection piqued his interest, while Anne majored in theatre and loves to sing and do shows for local children. So, since Wallner has recently retired, it was an easy jump from attending the many local shows at bars and clubs—the more intimate the better—to actually sponsoring and supporting struggling musicians. Thus, in October of 2011 was born the Wallner/Katz first house concert—with five more to follow so far and three more already booked. I spoke with Dave in their pleasant dining room—the first time I had seen it uncrowded with the dozens of donated chairs cheek by jowl.

Girl Reporter (GR): When and why did you start this madness?

We gave our first concert a year ago October (2011) For years we had hosted music for backyard parties, and we thought about it and talked about it a

lot. We are social people who have lots of dinner parties. House parties are a community builder and I want to help struggling local musicians and musicians in general. At first, nearly all our performers were local, but as time went by the word spread and now I get two or three calls a month from agents and artists who are passing through Madison on their performance circuits and want a gig. These are people like Garnet Rogers whose music we really respect and whom we had seen many times over the years. We never dreamed we could get these big guys. In terms of the locals, we feel we are helping these wonderful artists who don't ordinarily get noticed. For example, our first concert was with Josh Harty, a guitar singer/songwriter/guitar player and Sims Delaney-Pothoff, head mandolinist for Harmonious Wail. But we mix it up. We heard a group called Patchouli, who call their music New Age folk; we also hosted Harvey Reid of Maine and another time Tiffany Monique, a jazz vocalist from Chicago with Bill Lewis, the pianist; We just hosted Vance Gilbert of Boston, and in the past Joe Jencks of Chicago.

We are now getting contacts from agents who say their clients will be in Madison, passing through. Sometimes we have to wait three or four months to get an answer as to when we can book them and the preparation on our part takes quite a few hours—between contacting artists or agents, advertising, and making it worthwhile monetarily for our artists. And of course scouring the house and trying to get rid of cat dander. All proceeds go to artists. We cover our cheap wine and good beer expenses, but they get the rest after costs. Sometimes we throw in an extra something.

GR: You mean a lagniappe?

DW: Wha?

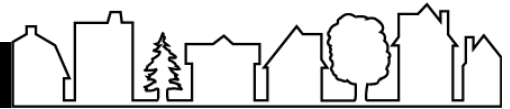
GR: It's the extra 13th bun in the baker's dozen if the guy likes you.

DW: We have to meet a minimum. We ask a pre-sold ticket policy whereas other people running house concerts sometimes ask for donations. We like to be able to guarantee the musician a fee. We average 50 people, each paying about \$17.00 and have sold out every show so far. We do not even have a website but I send out flyers and use the neighborhood TLNA website to get word around.

GR: Apparently it is working for you. So, now to the important stuff—where do you stash all the furniture? When I was here for the Vance Gilbert concert it was wall to wall people—very intimate.

DW: (laughs) It's such a community event that when we do it, all the neighbors bring extra chairs—we have a motley collective of a crew who bring a motley collection of spare chairs. We shrink the dining room table and use it as an end table. All the big chairs and plants are stuffed into the bedrooms and the day of the show it's madness with everything being set up and stored

Community



away—about half a day. It's completely a labor of love. We have three concerts between now and July. Mark Croft, one of Madison's finest local musicians will return from a tour of parts of the South to perform here Friday, April 12 at 7:30 p.m. Call it roots, folk, swamp blues, or gospel with a little gypsy swing thrown in, his music is a 10-time winner of the Madison Area Music Awards. This one costs \$12.00 a ticket.

Then, the rumors are true—the phenomenal Canadian folk singer and guitarist extraordinaire Garnet Rogers will be here at 7:30 on Sunday, June 23. He packed the Brink Lounge in January and no doubt these tickets will go fast. Last in this series is Joe Jencks with Greg Greenway of Boston and Pat Wichter of New York. They call themselves the Brothers Sun and their first CD is a thing of grace and beauty. Joe's solo show in January left our audience clamoring for more. They will be here Saturday, July 20 at 7:30 PM.

GR: Any favorites?

DW: Vance Gilbert (of Boston) and Joe Jencks (Chicago) both great storytellers bringing people to tears. Jencks will be back with his trio. One of the best moments was when Patchouli, at the finale of their show, handed out simple musical instruments—shakers, drums, tambourines, blocks, hand bells, triangle—everybody had something to play. It was great.

GR: What were your concerns before you took the plunge?

DW: Will people show up? And will our neighbors show up drunk? (Just kidding, but I'm keeping an eye on you, Gay) Will they like the artists? We serve the artist dinner and some stay overnight. We had meals and beer and pizza with Harvey Reid and he is such a great musician—blues guitar, autoharp, classical and folk guitar, and swampy blues. He was just passing through on his way to the Great River Festival. We had only one musician whose work we did not know beforehand. Her name is Tiffany Monique and she is an artist who

wanted to start playing smaller venues. Her agent contacted us to put her on the circle of Chicago and Minneapolis. Before we book an artist, I go online and listen. Sometimes they will send CD's but most people are online now. We want people who are accessible and not just musicians but good story tellers—Vance and Joe Jencks are great at that. Hilariously funny. Patchouli is a group we hosted. My sister and her husband saw them here and now they will hire them for a private party and want to start giving their own.

GR: What percentage of your audience do you already typically know?

DW: Three-quarters are from our neighborhood and from the Marquette neighborhood and we get contacts from the artists and Simply Folk and then they send them over. We have had six shows and never any concerns about security and theft. We have this network of friends and the TLNA listserve. There are already several people that I have heard are doing house concerts. You might want to check out a woman who calls her website "Kiki's House of Righteous Music". Mike Tuten, a former president, I think, of Madison Folk Music Society and former resident is giving concerts, along with his wife, Carol Huber, where they live in Arbor Hills now. I have heard of a couple others in our neighborhood too.

GR: So that's very generous of you. Now, how do people contact you and Anne to get some of those hot

tix for future shows?

DW: Contact us at annedave@chorus.net or call 608-256-2958. Remember, we've sold out six straight shows. Tickets for Brother Sun and Garnet Rogers will go on sale May 1. Please join us once again.

GR: I thoroughly enjoyed Vance Gilbert and was hitting your cheese plate pretty heavily too. I will be back. By the way, maybe after this article comes out, people will be helping you name your venue, huh? "Our home" has a certain je ne sais quoi, but the Katz Pajama Wall-to-Wallner Party Place might be even catchier. What do you think?

DW: We'll, uh, get back to you on that idea, Gay.

By Norma Gay Prewett

(Gay D-Z), Girl Reporter



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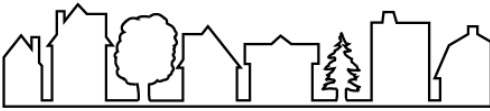
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From the Alder Forum

Bryan Post's Opening Statement

Good evening. I'm Bryan Post and I'm running for city council alder in district 2. For those of you who don't know me, I went to the UW here and have lived in Madison for over a decade. I'm actually a member of the Tenney-Lapham Neighborhood Association where I've been involved in the last several years and am now serving on the council as an area representative. I'm currently employed as the state data director for the Democratic Party of Wisconsin and previously worked for Obama for America during the 2012 campaign as a statewide data analyst coordinator.

I'm running for this office because I have experience finding solutions to complicated problems. I do find solutions based on good data, good research, and hard work is what I've found. This city and neighborhood have a lot of complicated issues like housing. Transportation is a complicated issue. Poverty is a complicated issue. You come to solutions by diving in, working hard, making a complicated situation more legible, easy to understand, and you get to explain by laying out the options and working through with people by finding consensus to getting something done. That's what I've done in my jobs previously.

I have a history of being respectful with people from all walks of life, all world views. I don't shut people out or alienate them because of their opinions.

I'm running mainly because I have a

positive vision and have ideas on what the city can do to work better. We have people that want to live in this district downtown, to be a part of what we have here. And they want to spend their money here, open new businesses here, open a grocery store, and send their kids to Lapham and fund our schools, fund our tax rolls. And so my attitude is what we can do together and not what we won't do or what we don't want to do. And I look forward to communicating to you and with you clearly and effectively as a respectful alder, and talking with you tonight and earning your vote on April 2nd.

Ledell Zeller's Opening Statement

Good evening, my love of Madison and the near east neighborhood and my desire to work with others who care is why I chose to run for alder. I have experience that will help me be an effective alder. I've been active in my neighborhood association in the Capitol Neighborhood for over a decade and served as president for three years. As president we obtained a grant to write a road map to help us work with developers on development proposals. In creating this road map, we had participation for all stakeholders including city staff, members of city committees and developers. The approach outlined in this protocol has helped people with diverse viewpoints work toward the common goal of development that contributes positively to our city. I also have experience on city committees.

I was appointed to the city downtown coordinating committee, currently serving as chair and the zoning code rewrite advisory committee, serving for five years on that committee.

I'm active in a number of organizations that tell a little bit of who I am. They have a theme really of sustainability, conservation, and the arts. I'm a member of Community Car, Bicycle Federation of Wisconsin, Madison Trust for Historic Preservation, the Nature Conservancy, Tempo Madison, and I'm a board member of the Madison Symphony Orchestra league. I've had experience in public and private sector leadership positions. I'm currently the human resources director of the State of Wisconsin Investment board where I've been for nearly 15 years. These positions have given me experience in budgeting, working with boards of directors, analyzing data, improving processes and working with a range of different people and personalities.

I'm ready to be alder. I'm eager to work with those who care about our district, our neighborhood and our city. Thank you.

Bryan Post's Closing Statement


This race to me is about what really is possible, what we can do to achieve, not what is off the table and what we want to resist against. District 2 has a lot of potential, we are at the heart of the city, we are at the center of where the city is growing, we're really bur-



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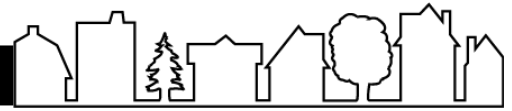
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From the Alder Forum



geoning, and this is an opportunity to take on a positive, “can-do” approach to development. This is an opportunity that we are going to take advantage of. And we aren’t going to be able to satisfy every one. We’re not going to throw up 50 story buildings to satisfy people who want that and it’s not also in our best interests to push back and not develop at all for folks that prefer the neighborhood to look the same. We’re not going to be staying the same. We have to strike a balance. We have to be moderate, we have to meet people halfway and make trade-offs.

I met someone one of the first nights knocking on doors who lived on Livingston street who said something that really stuck with me. The woman said that there’s a perception that if the buildings get too tall and the neighborhood changes, and that new things come in and if we change the way the streets run that we are going to lose who we are. But the woman went on to say that things have always changed, but that doesn’t change who we are. It never changed the fact that we are unique. We are Madisonians and that really stuck with me. What makes us unique is being Madisonian. What gives us character is ourselves, it’s the people that live here. It’s the community and the persons that live here and go to the farmer’s market. It’s the students that come and provide economic development, ethnic diversity, and intellectual capital that’s unrivaled in the state. People that care about ultimate frisbee more than any other sport for whatever reason. And people that come out to a council forum in the middle of a snowstorm, also, for whatever reason.

And we’re never going to lose that, we’re going to be Madisonians no matter how the bricks and mortar around us changes and how things get different. What makes us great are our views and our values, and that’s what makes this city great. And that’s what I want to do as alder is be beholden to that. Beholden

to diversity and desires of everyone in our district. To me, it’s about continuing Madison’s tradition of progressive tradition, embracing change and doing it thoughtfully, doing it carefully, doing it with buy-in and being respectful about it.

I appreciate you all coming out tonight and look forward to talking with you soon.

Ledell Zeller’s Closing Statement

I told you in my opening statement why I thought I’m prepared to be your alder, and one of the things I mentioned was being on the zoning code board rewrite advisory committee. One of the board’s tasks was to provide input on a new zoning ordinance which was just adopted in January. And that interprets what our city can build on the ground from what our plans are, what our vision is for our city and what we want our city to be. Participation on this committee has really given me the knowledge and context for the land use plan for the development options used throughout the city.

Other experiences I have sought out because of my interest in what makes a city successful includes the Leadership Greater Madison plan sponsored by the Greater Madison Chamber of Commerce, which encourages community participation to improve Madison and

surrounding communities. It provides ten day sessions on financing, tax base enhancement, public education, and making regional economic development work. It was a great experience.

I also attended the Madison Citizen’s Police Academy. This program consists of nine three-hour sessions per week on topics such as drugs and gangs, “use of force” decision making, operating while intoxicated and traffic safety, and computer crimes. So again, a great insight opportunity.

I’m pleased to have the endorsement of three of our neighboring alders, Sasha Rhodes Conway, Marcia Rummel and Mike Verveer. I think that says something about their perception of my ability to hit the ground running essentially to be your alder. I’m also supported by county board supervisor, Heidi Wegleitner, who also represents this area. I’m most pleased to be supported by over 200 residences of this district. I encourage you to go out to my website at ledellz.com to learn more about me and who is supporting me.

In closing, I am ready and willing to be your alder, and would appreciate your vote on April 2nd. And thanks very much to Tenney-Lapham for putting on this forum and thanks to all of you for coming.



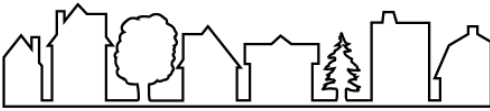
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Brearly/Dayton Construction begins May 13

On May 13 construction will begin on the E. Dayton/N. Brearly Street reconstruction project. The project boundaries are East Dayton Street from N. Livingston to N. Few and North Brearly from E. Washington to E. Johnson. The project is a complete street reconstruction including new curb and gutter, pavement, sanitary sewer, water main, storm sewer, drive aprons, and sidewalk as needed; however, the curb and gutter on N. Brearly St. from E. Washington to E. Dayton will only be replaced as necessary. The project is expected to be finished around September 1.

Access will be for residents only during that period; the road will be closed to through traffic. During construction, residential driveways may be closed for up to 20 days. During most of the construction access will be maintained to the driveways but just on gravel. From 7:00 a.m. To 7:00 p.m. there will be no street parking. Residents who don't have access to their driveway should plan on either parking on a neighboring street during working hours or parking on Dayton St. or Brearly St. after working hours.

There will likely be at least two water shut offs for each of the properties. Affected owners will be given a 48-hour notice. One of the shut offs will probably take place when the new water main is connected into the existing main on

either end of the project, and another shut off will take place when the water service to the property is connected into the new main.

Property owners were mailed an estimated assessment regarding their portion of the cost. The project has not gone out for bid yet and the final assessment will probably be a bit lower than what the letter indicates. The final bill will be sent to property owners in the summer of 2014. If the bill is paid before October 31, 2014 there will be no interest. The special assessment may be paid over an eight year period with the owner paying 1/8 of the principal each year plus 3 percent interest on the unpaid balance.

If you have plantings on the terrace, move them as the entire terrace will most likely be disturbed. City forestry has determined that six trees that are in bad shape will be removed before construction. Four inches of topsoil will be added to the terraces after construction. Garbage collection will be maintained; city staff suggested putting your address with a large magic marker on your garbage containers. The crown in the middle of the road will be flattened out.

About twenty neighbors attended a public informational meeting on the project in January at Lapham school. Also attending were Alder Maniaci and city staff

Jim Wolfe and Christina Bachmann. There was a question from the audience about speed bumps. Bridget said there is a process that has to be initiated; i.e., a survey of the residents and a 50% approval rate. Bridget also asked if there was interest in having pedestrian scale lighting like there currently is on the south side of the 800 block of E. Johnson. The cost of those lights would be \$7000 apiece which would be assessed to the adjacent property owners and there was not much enthusiasm for that. However it was agreed to have conduit laid (at no additional expense to property owners) for future lighting upgrades.

There is a link to the powerpoint presentation that Mr. Wolfe gave at the meeting on the front page of the neighborhood website at <http://www.danenet.org/tlna/>. Project contact information is also on one of the pages from that link.

- Bob Shaw

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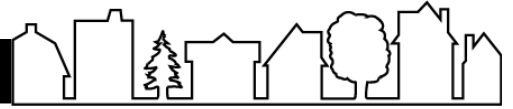
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Bryan Post

City Council 2nd District



Former Madison mayor Dave Cieslewicz supports Bryan



Bryan with supporters Richard Linster and Patty Prime

- Encouraging smart development that will make our neighborhood a vibrant, exciting destination
- Addressing the affordable housing shortage with a proactive, collaborative agenda
- Emphasizing bicycle, pedestrian, and mass transit-oriented transportation solutions
- Increased safety through a closer relationship and increased communication with local police, fire, and neighborhood organizations

Endorsed By Labor

- South Central Federation of Labor, AFL-CIO
- Building and Construction Trades Council of South Central WI
- Plumbers Local 75

Endorsed By Leaders

- Dave Cieslewicz
- Alder Mark Clear
- Alder Lauren Cnare
- Alder Larry Palm
- Alder Tim Bruer
- Alder Bridget Maniaci
- Affordable Housing Action Alliance
- Fair Wisconsin PAC
- College Democrats of Madison
- Wayne Bigelow, former Dane Dems chair
- State Assembly Representative Janis Ringhand

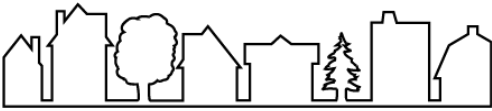
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- Patty Prime
- Mike and Alyssa Ryanjoy
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- James Tye
- Joe Shumow
- Gwen and Kyle Johnson
- Michael and Pamela Druhan
- And many, many others
- Join over 200 of your friends and neighbors by supporting our campaign on Facebook!



Vote Tuesday, April 2nd

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Our New Neighborhood Spot

On February 15, after over 35 years at 827 E. Johnson St., neighbors officially said ‘good bye’ to the institution that was Mildred’s Sandwich Shop. Goodbyes are difficult, but as our state motto urges us ‘forward,’ we look *forward* to the future of 827 E. Johnson and welcome our new neighborhood spot. ‘The Spot,’ as it has been dubbed by owners Joe Tachovsky, Dirk Entenmann and Shari Galitzer will be a full service restaurant –and a very welcome addition to our increasingly vibrant business district.

Tachovsky, Entenmann and Galitzer are very focused on adding something special to the Tenney-Lapham neighborhood. And, with good reason – each of the partners also call this neighborhood ‘home’. Tachovsky, an experienced restaurant consultant, Entenmann, Executive

Director of Asset Builders (a Wisconsin non-profit), and Galitzer, a consultant in healthcare quality improvement, began the planning stages of The Spot in early November and finalized the sale in February. Since closing, they have begun making renovations from the ground up – literally.

Starting with the foundation, the building is undergoing some structural repair in order to solidify the building’s core. From there, the restaurant space will be transformed into a cozy lunch and dinner retreat with warm colored walls, wood flooring, padded booth seating and pendant lighting. Local artist, Todd Hubler, will make various pieces to accent the space including tabletops, bathroom mirrors and a bar top – all out of reclaimed wood. The original space, which seated 40, will be expanded by a rear addition offering an extra 20-30 seats.

Seven days a week from 11am-10pm,

The Spot will offer between 8 and 10 small plates/salads and between 8-10 sandwiches/entrees. In addition, the restaurant will have a hearty selection of draught beers and wines by the bottle or glass. If you’re not already as excited as I am, wait, there’s more. Tachovsky revealed that on Monday nights The Spot will hold an ‘At Cost Wine Night’ where diners will have the opportunity to drink one very special wine and pay only the wholesale cost, perhaps a Barolo one week, a red Burgundy the next, then maybe a Priorat.

Look for The Spot to open its doors early this May. To find out more about your new neighborhood spot ‘like’ them on facebook at www.facebook.com/TheSpotofMadison and follow them on twitter @TheSpotMadison.

- Gwen Johnson

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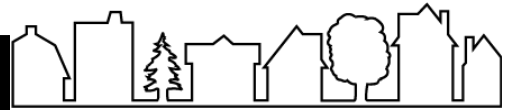
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*District 2 resident

Ledell Zellers and you, a shared vision for District 2!

- ▶ The right infill development in the right places
- ▶ Safe routes for walking and biking
- ▶ Clean, safe water
- ▶ Neighborhood character that is respected
- ▶ Thriving local businesses
- ▶ Respect for neighborhood plans and processes
- ▶ Responsive representation
- ▶ Strong neighborhood input
- ▶ Transit-oriented development
- ▶ A multi-faceted approach to homelessness
- ▶ A diverse stock of housing
- ▶ Community-based public safety

VOTE April 2!

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Authorized and paid for by Ledell Your Alder, Carol Weidel, Treasurer

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A Note from Ledell Zellers:

It's clear to me from hundreds of conversations I've had with our neighbors that we share a collective vision for District 2 that binds us all together.

While we may not all agree on all the details all of the time, that's okay. The diversity of the neighborhoods of District 2 and the people within them is part of what makes this area special!

I believe that leading involves listening and learning.

I believe good representation involves being responsive and respectful.

I believe that realizing the great potential of our district requires honoring our history while looking forward to new opportunities.

I believe in working together with you, to be *your* alder!

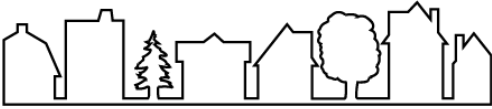
Ledell

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Plus: Affordable Housing Action Alliance, Fair Wisconsin PAC, Four Lakes Green Party, Progressive Dane



Halal, Organic Meats Can Be Purchased at International Market

I recently stopped into the Madison International Market at 836 E. Johnson Street. Ahead of me were a couple from India arranging for the purchase of a whole goat. My much more modest need of a pound of lamb allowed me the opportunity to meet the owner, Ibrahim Ndiaye.

Ibrahim is a native of Senegal in west Africa. A language instructor for the Peace Corps, he came to the US seventeen years ago on an exchange program. He studied at Earlham College in Richmond, IN, and following the advice of a friend moved to Madison five years ago. Given the uncertainty in employment he decided, due to a strong background in customer service, to go into business for himself. Originally catering to a customer base of Africans,

he has expanded to a broader group of customers, focusing on healthy organic meats and good food. He takes pride in the fact that his business has become a cultural crossroads, and that many different people gather there.

He recently has developed a lunch menu, and at his suggestion I sampled the yassa yapp. This was served with lamb marinated in garlic, lemon and his own secret spices, served with onions and mustard sauce served over rice. It was delicious and I would recommend it.

Ibrahim is very positive about the future and his ability to succeed and hopes to expand his business in

the larger regional community. Please take the time to stop in and meet him. Try the food and his other fine products including organic Black Earth meats.

- Richard Linster

Editor's Correction: In the winter edition the surname of the owner of Bright Red Studios was misspelled. Evan Bradbury, not Evan Bradford, is the owner of BRS on Ingersoll Street.

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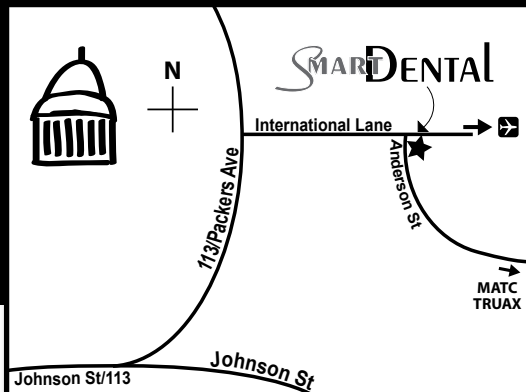
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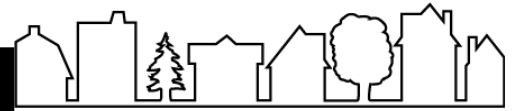
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Green Apartment Network empowers residential rental property owners to

share success strategies for profitable, sustainable apartment businesses and high quality living for residents. Our mission is to transform the rental housing to be ecologically and environmentally sustainable. We are doing this by working collaboratively with renters, raising public awareness of sustainable apartment living, and making direct changes to our buildings and operations. We have been reaching out through one-on-one meetings, neighborhood associations, the UW-Madison, students and student organizations. Initial ideas for building partnerships with environmental non-profits, real estate groups, MG&E, and city and county government have been met with enthusiasm, interest, and willingness to move forward. All we need is you!

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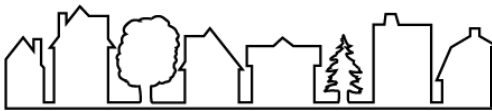
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Day Shelter to Close at the End of March



On February 21, we honored Kathleen Nichols, former District 2 Supervisor, long-time

chair of the Long Term Support Committee, and community leader. I was honored to sponsor the resolution. Ms. Nichols was in attendance to accept the honor and enlighten us with her funny and thoughtful recollections of her long history working with county government, advocating for persons with disabilities, and reminded us of the importance of citizen participation in the committee process - particularly by those who rely on Dane County human services. I am humbled to suc-

ceed her as Co-Chair of the Long Term Support Committee and I assure you that even with another co-chair there is no way we will be able to fill her shoes. Her experience, passion, intelligence, and wit will be deeply missed.

The temporary homeless day shelter which opened on November 26 will be closing at the end of the month. If you haven't yet had a chance to visit, I encourage you to do so. You are likely to be greeted by a shelter guest volunteering at the sign-in area and may get offered a tour of the facility, which is usually crowded and buzzing with activity and positive energy. I am very appreciative of the steps day shelter manager Sarah Gillmore and staff Z! Haukeness and Nate Abrams have taken to communicate with our neighborhood,

investigate and address concerns, and patiently and compassionately provide desperately needed services to some of our most vulnerable community members. Contrary to what has been reported by a neighborhood resident, while the day shelter takes a behavior-based approach to problem-solving, they do not permit (and certainly don't condone) consumption of drugs or alcohol at the day shelter and have had to seriously discipline persons who repeatedly violate the rules. Six people are currently under suspension. While no one would deny that there are a handful of the 125 average daily shelter guests who may engage in problematic behavior, I think day shelter staff's ongoing cooperation with the Madison Police Department, regular communication with neighboring businesses and agencies, and effec-

responsibleenergy

Get ca\$h back for making your home more comfortable

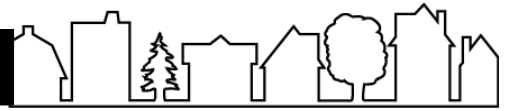


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4. Make energy improvements and get cash back from both the Green Madison program and Focus on Energy.

Call Green Madison at 877-399-1204 or visit cityofmadison.com/greenmadison



Supervisor's Report



tive conflict resolution skills have been instrumental in mitigating the problems that surface and facilitating smooth operations of the shelter for the rest of the guests. I greatly appreciate the generosity of many Tenney-Lapham neighbors who have volunteered time or donated resources to the shelter. They have touched the lives of many and their efforts will not be forgotten. I hope folks will continue to pursue these opportunities to meet and work with homeless folks and serve our community when the permanent day resource center opens later this year.

On February 7, the Dane County Board received recommendations for the permanent day resource center from the Homeless Issues Committee and Department of Human Services Staff, funding for which was provided in the 2013 capital budget. County staff are currently pursuing sites in the downtown and near-downtown areas. I look forward to an upcoming update on their efforts. While I am pleased that we have committed to purchasing and pursuing a permanent day resource center site, I am concerned that the largely successful temporary day

shelter will be closing at the end of the month, a permanent center is not expected to open until November 1, and dedicated operating funds for the permanent center are inadequate. I will continue to press for a greater city, county, and private commitment to get a successful day resource center up and running as soon as possible. As always, should you have any questions or concerns regarding District 2 or Countywide concerns, please contact me at 333-3676 or wegleitner.heidi@countyofdane.com. Thank you for continuing to impress me with your

care for the neighborhood, concern for your neighbors, and your ongoing commitment to civic engagement.

- Heidi Wegleitner

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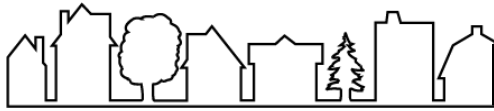
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Why Undergrounding Matters

There are many benefits to a city from burying overhead utility wires. And the benefits outweigh the costs. But don't take my word for it. Here is what the City of Madison says:

"The undergrounding of overhead utilities enhances the overall appearance of the streets. The appearance is improved because the poles and wires are removed and because larger trees can be planted in the absence of the wires. In addition, there is no need to trim the trees around the wires. It is possible to see an increased interest in the refurbishing of adjacent projects once significant improvements are made to the appearance of the street thereby having a positive economic development impact. The undergrounding of the utility wires is also likely to have a positive effect on property values."

This quote is from the city's "Policy for Funding the Undergrounding of Overhead Utility Lines Adopted by the Madison Common Council on March 29, 2011". The policy gives priority to funding the undergrounding of "gateway streets", arterial streets which are important because they are "streets that will have the greatest effect on the overall impression that visitors and residents have in respect to our city".

The policy says that undergrounding should happen when a complete reconstruction is undertaken and it allows funding through TIF and/or General Ob-

ligation Borrowing (GOB). Additional requirements are that "the properties abutting the street are commercial or the abutting properties consists of a mix of uses and has a substantial amount of commercial development" and that "the properties adjacent to the street are considered blighted". Other criteria can also be used.

Currently, Madison is funding 1.5 miles of undergrounding along Monona Drive from Cottage Grove Road to Pflaum Road in partnership with the city of Monona. The total undergrounding budget is \$2,840,000.

In 2014, 1.1 miles of E. Johnson Street will undergo complete reconstruction from Butler Street to Baldwin Street. E. Johnson Street is an ideal candidate for application of this policy. It is one of the busiest gateways in Madison, it is mixed-use with a significant amount of commercial, and it has been blighted for years by its use as an arterial thruway. The 300-500 blocks could be covered by TIF, the rest could be covered by GOB.

2014 is a once-in-a-lifetime opportunity to begin the transformation of E. Johnson Street from a deteriorated corridor to a showpiece of mixed-use vitality and urban neighborhood revitalization. Even as E. Washington Ave. is poised to turn the corner toward becoming a magnificent mile of large-scale redevelopment, so too E.



Johnson could be poised to become Tenney-Lapham's "main street" with new businesses, rehabbed affordable housing, and new neighborhood-sized, mixed-use buildings. It's a great vision and it's achievable.

Investment in undergrounding will show that the city is committed to rejuvenating this critically important gateway street. Private investment will surely follow. In the end, everybody wins. Please let your elected officials know that undergrounding matters. 2014 will be the last chance in a very, very long time.

- Patrick McDonnell

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Housing



Active

Address	Square Ft	List Price
4 Sherman Ter #3	852	\$59,000
31 Sherman Ter #5 (A/O)	852	\$67,400
6 Sherman Ter #4	852	\$97,000
816 E. Johnson	950	\$133,899
926 E Dayton	1165	\$154,900
827 E Gorham	1757	\$157,900
938 E Mifflin (A/O)	1146	\$209,900
125 N Ingersoll	1610	\$225,000
1024 E Gorham (A/O)	1816	\$249,900
327 N Baldwin (A/O)	1427	\$264,500
1034 E. Johnson	2805	\$294,500
310 Marston	2460	\$407,500
627 E. Gorham	1600	\$329,000
1240 Sherman	3885	\$900,000
828 Prospect	3330	\$1,000,000
1658 Sherman	3504	\$1,100,000

Pending

321 N Breatly	1302	\$228,000
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Sold

	Days on Market	List Price	Sale Price
10 Sherman Ter #2	38	\$59,900	\$46,000
3 Sherman Ter #1	95	\$59,000	\$57,000
2 Sherman Ter #5-6	347	\$150,000	\$97,831
312 N. Blount		\$240,000	\$225,000
423 N Paterson	42	\$329,900	\$333,000

These statistics were compiled by the editor and Tobi Silgman of Keller Williams. If you have any questions about what your home may be worth, please contact Tobi at 608-279-3591 or by email at tobi@lizlauer.com.

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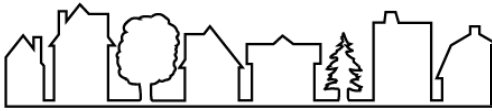
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Community

Beginning with this issue, the newsletter will feature drawings of neighborhood scenes by Brian McCormick. Brian is a long-time neighborhood resident who also participates in the neighborhood artwalk. More of his artwork can be seen on his website at <http://brianmccormick.artspan.com>.



Brearly Street by Brian McCormick

Tour des Coops Set for June 29

The fifth annual Tour des Coops, a walking tour of chicken coops located in the Tenney-Lapham Neighborhood will take place on Saturday, June 29. If your household would like to be on the tour or if you know of any new coops in the neighborhood, contact the organizers, Alan Crossley at wildmgr@sbcglobal.net or Bob Shaw at robert.e.shaw@gmail.com.

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