



# TENNEY - LAPHAM

NEIGHBORHOOD ASSOCIATION NEWSLETTER

Spring 2014

## We'll have everything but gas!

I was very excited this winter to hear that the neighborhood will be getting a full service grocery store. Festival Foods, a Wisconsin based chain run by the Skogen family from La Crosse, has teamed up with Otto Gephardt, developer of the Constellation and 800 block project site now known as The Galaxie. This spring they will be breaking ground where Don Miller's car lot used to be. The Festival Foods grocery store at 55,000 square feet will serve as the anchor for the 800 block of East Washington Avenue.

Looking around with all the scheduled construction for 2014 I'm reminded at how dynamic our neighborhood is and what we have become. We are seeing more cars, but as residents we can opt to walk or bike to shop or eat at one of the many restaurants and cafés. We should make it a point to do so during the reconstruction of Johnson street starting this spring.

As editor, I serve on the Tenney-Lapham Neighborhood Association Council and our stated goal for this year is to help support the neighborhood businesses on Johnson street during the reconstruction. Included in this spring edition of the newsletter is a complete business directory of all businesses within our neighborhood's boundaries - please see pages 10-11. For more information regarding the timeline of reconstruction please see page six. To participate in a brainstorming session in how we can help do our part in supporting the East Johnson business district see the back page.



*This 1929 picture of a Texaco station owned by longtime business partners Bondi & Sachtjen used to welcome visitors from the north to our neighborhood at the corner of East Washington and the Yahara river. Notice the Johnson & Fuller smokestack in the distance and the building now known as Washington Square. Courtesy of the Wisconsin Historical Society.*

Can you believe this neighborhood at one time had more gas stations than we have coffee shops now? We were at one time car service central for Madison. Sure, we still have Goodyear, Jiffy Lube, Sparkle Auto Body, and CarX, but gone are the days of full service gas stations where paying at the pump meant you'd pay for the attendant to fill your tank, check your car's oil, and wash your windshield to boot!

No longer in Madison can we "trust our car to the man who wears a star," which was a popular Texaco slogan in the fifties and sixties. Full service with a smile by a man, or in the case of our neighborhood, a woman, who used to run the Black Eagle service station at 1200 E Washington, is something I have not seen in years in Wisconsin.

I've lived in this neighborhood since 2000 and in 2003 I gave up my rust bucket of a Honda CRX for a bi-

cycle. But in the early 90's I remember frequenting the old Clark Station in my hometown where the attendant would fill my tank. I'd pay him cash and he would clean my windshield. I spent weekends traveling to the big city of Madison for fun, always traveling through the small town of Paoli on the trip. One of my favorite bumper stickers ever is "Paoli: We have everything but gas," and thinking about our neighborhood compared to Paoli, the same thing can be said, but it was not always the case.

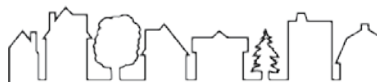
In doing some property records research and image searching online at the Wisconsin Historical Society's website, I found  
*(continued on page 18)*



**TLNA Community Night**  
at  
**Cargo Coffee East**  
**750 E. Washington Avenue**

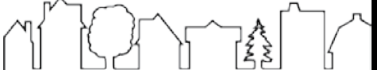
**Thursday, March 20**  
**6:00-9:00**

**The TLNA is continuing our series of community nights to support our local businesses. Please join us for food and drinks and meet your neighbors.**



## 2013-2014 TLNA Neighborhood Council

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Transportation/Safety	<b>Kevin Luecke</b>	121 N. Ingersoll St.	kluecke1@gmail.com	(574) 315-1784
Area A	<b>Michael Ryanjoy</b>	1028 E. Dayton	mikeandalyssa@gmail.com	449-7128
Area B	<b>Tyler Lark</b>	842 E. Dayton St.	tylerlark@gmail.com	(920) 737-3538
Area C	<b>David Panofsky</b>	448 Jean St.	panofsmith@tds.net	256-0590
Area D	<b>Bryan Post</b>	10 N Livingston, #1013	postbryan@gmail.com	(262) 994-0563



## Elected Officials - Tenney-Lapham Neighborhood

Alder - 2nd District	<b>Ledell Zellers</b>	510 N. Carroll	district2@cityofmadison.com	608-417-9521
County Supervisor - 2nd District	<b>Heidi Wegleitner</b>	1941 E. Dayton	wegleitner.heidi@countyofdane.com	608-333-3676
Mayor	<b>Paul Soglin</b>	210 MLK Jr Blvd, #403	psoglin@cityofmadison.com	608-266-4611
Dane County Executive	<b>Joe Parisi</b>	210 MLK Jr Blvd, #421	parisi@countyofdane.com	608-266-4114
State Representative - 76th District	<b>Chris Taylor</b>	State Capitol, Room 306	rep.taylor@legis.wisconsin.gov	608-266-5342
State Senator - 26th District	<b>Fred Risser</b>	State Capitol, Room 130S	sen.risser@legis.wisconsin.gov	608-266-1627
U.S. Representative - 2nd District	<b>Mark Pocan</b>	10 E. Doty, #405	https://pocan.house.gov/contact/email-me	608-258-9800
U.S. Senator	<b>Ron Johnson</b>	328 Hart Bldg, Wash., D.C.	http://www.ronjohnson.senate.gov/public/index.cfm/contact	202-224-5323
U.S. Senator	<b>Tammy Baldwin</b>	30 W. Mifflin, #700	http://www.baldwin.senate.gov/contact	608-264-5338

The newsletter of the Tenney-Lapham Neighborhood Association is published quarterly and distributed without charge to all households in the Tenney-Lapham Neighborhood (delineated by Lake Mendota, North Blair Street, East Washington Avenue and the Yahara River). Requests for information regarding submissions and advertising may be directed to the TLNA Newsletter Editor, P.O. Box 703, Madison WI 53701 (tlna.newsletter@gmail.com) or found at <http://www.danenet.org/tlna/adrte.html>.

The deadline for the Summer, 2014 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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### AVOID UNWANTED SURPRISES AT CLOSING

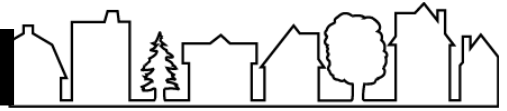


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## President's Report



One of the fun things about being involved with the neighborhood is the community that it provides; that and a platform to take a shot at building and growing that community. We can contribute in a lot of ways, whether we're on the council, on a committee, show up to events, or free-lance our own thing.

As I often say, Tenney-Lapham is eclectic. We're blessed with rich history, culture, geography, great people and opportunity. We've got the increasingly hipster Blair Street end, soothing rhythms of the Yahara River, bonkers-beautiful sunsets and sky's-the-limit possibilities along East Washington Avenue.

And even if you generally prefer privacy and anonymity (what's that you might reasonably ask?), the comfort of community is wonderful to have available when you need it. That could simply be a walk to the corner store for milk, chatting with the good folks at Cork 'n Bottle, taking in a basketball game at the 'Bou, or treating yourself to a stylin' cup of hot cocoa at the Public House.

Which brings me to a looming bummer: East Johnson Street will be torn up for most of the coming year. One lane of traffic will be maintained at all times,

## Time to Pull Together

but surely this will be an inconvenience to one and all. No one will feel the hardship more than the residents and businesses along the street. For businesses, the pain will go beyond inconvenience and noise, to a very real likelihood of reduced income.

For that reason, the TLNA council has made supporting our E. Johnson Street business district our top goal for 2014. We are applying for a grant from the city to help with promotions and communication. We'll redirect many of our usual annual events to incorporate Johnson Street and create new events to attract customers when the businesses need it the most.

Representatives of TLNA and the business district met recently to begin planning. Construction is slated to start in April and last through the fall. Updates will be provided by the city, Alder Zellers, and TLNA. See details elsewhere in this newsletter on how to sign up for those updates.

Plan details are still in the works, but they will no doubt include more Community Nights, informal gatherings to boost spirits, morale and revenue. Past Community Nights have drawn healthy crowds to Madtown Pizza and the Baldwin Street Grille. These are fun chances to catch up with old friends and meet new ones.

More than ever, in 2014, you'll want to walk or bike on such occasions. That's

one of the beauties of shops in our own neighborhood: we can walk there, getting exercise and not polluting.

By the way, the Constellation building on East Washington has already boosted our walking/biking destinations by adding Cargo Coffee and Star Bar. Later this summer will see the arrival of an affordable, Asian-oriented restaurant from the Graze/L'Etoile folks (at least one co-owner is a TLNA resident).

Hopefully, E. Johnson Street can build on this momentum in Tenney-Lapham and transform itself into an even stronger and vibrant commercial district. We just have to make it through this summer.

Hope to see you out and about. Let's make some lemonade out of this challenge and have fun doing it!

- Joe Lusson

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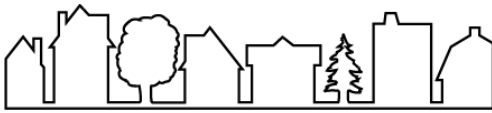
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### Reynolds Crane Lot Proposal is Coming Back to Life



I just heard this morning that this has been the coldest winter in 35 years... with the negative numbers predicted for continuing into the beginning of March. I hope by

the time you get this newsletter it is beginning to feel like spring will arrive.

As always, we have a lot going on in our neighborhood. There are a multitude of development projects and proposals, most of which show great promise - increased density and more nearby businesses should increase both Tenney-Lapham's sustainability and our quality of life. Here's a rundown of these projects, including other city-driven projects.

#### The Constellation

With the announcement of Tory Miller's restaurant expected opening this summer, The Constellation's commercial space will be 90% occupied...with some space on the third floor with lease pending. We have great new places to visit with Cargo Coffee's and the Star Bar's successful openings. And if you need a dentist, Artisan Dentistry has a beautiful space. Kudos to the Gebhardt team for working with local businesses.

#### 800 Block of East Washington – now known as The Galaxie

The anchor grocer has been signed! Festival Foods, based in Onalaska, was announced in mid-January as our new grocer in The Galaxie development. Festival Foods has 18 other locations in Wisconsin. The intended mix of the development (subject to some adjustments) is 254 living units including 26 condos and 24 live-work units, 690 parking stalls (186 grocery, 264 commercial and 240 residential), 280 bike parking stalls and 85,000 square feet of Com-

mercial/retail/office in addition to the 55,000 square foot grocery store. There is also intended to be some cutting edge energy efficiency aspects to the project. Groundbreaking is expected to happen this spring. Ah...spring!

#### Reynolds Crane Lot

This project proposal is beginning to awaken...maybe that too is a sign of spring. There is a neighborhood steering committee meeting scheduled for March 3 with a Plan Commission hearing on the demolition and rezoning request on March 10. Also to be considered on March 10 is the amendment to the neighborhood plan passed by the TLNA Council related to this apartment project. I asked for a "referral" (which simply means a postponement) from the February 24 to the March 10 Plan Commission meeting to allow for the additional neighborhood steering committee meeting to be sure that the project proposal is still in alignment with action taken by the TLNA Council many months ago. After action by the Plan Commission, the rezoning and TLNA Plan amendment will go to the Common Council on March 18 for action. Assuming favorable action, there will still need to be approvals by the Plan Commission and Common Council for the intended use and design. Those meetings are yet to be scheduled. Once the project does move forward, there will be more opportunities for neighborhood input on the buildings' aesthetics and exterior features as well as things like bike parking, traffic patterns and trash handling, etc. The TLNA Council has expressed support of a unit count in this development proposal of 185. The TLNA Council also raised some concerns which can be further vetted with the developer and brought to the attention of city commissions and the Common Council as the proposal winds its way through the approval process.

#### East Johnson Street Reconstruction

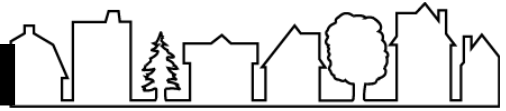
A description of the timing for this important project can be found on page 6.

#### Yahara River Parkway Planning Process

The second meeting of the planning process for this important neighborhood and city riverway was held on January 30, 2014 (the first was on September 24, 2013). This meeting was somewhat less well attended than the first meeting perhaps because the Goodman Center location for the meeting was a bit more distant...or the cold weather may have kept some away. Nevertheless there was a lot of good discussion and ideas shared. The next public meeting is scheduled for March 12 at 6:30 pm at the O'Keeffe Middle School Cafeteria. Following that meeting, using input received, city staff will develop a concept plan and draft implementation strategy. They are aiming to present final plans and implementation strategy in the summer of 2014 with the city approval process starting soon thereafter. More information can be found at: <http://www.cityofmadison.com/planning/yahara.html>

#### Breese Stevens Field

A neighborhood meeting was held on February 18 to update residents on the planned installation of artificial turf at Breese Stevens Field. Tom Maglio from the Parks Department along with Jacqueline Herington from the consulting firm Grafe, who will be working on the installation of the turf, gave an overview of the installation process and shared samples of the turf. Benefits include having a useable playing field even when the field is wet, increased safety because it is not as slippery when it is wet and the possibility of holding many more events,



sporting and otherwise. The surface can also be used for a greater proportion of the season since it does not require the same kind of maintenance as needed for the current field. Installation is to begin on August 4 and to be completed by early October. Note that since the February 18 neighborhood meeting, some legitimate concerns have been raised about the replacement of the natural grass with an artificial surface. While I sympathize with these concerns, I also agree with city staff that the benefits of new turf, in particular the reactivation of Breese Stevens after many years of underutilization, will provide opportunities for Tenney-Lapham and the entire city. Addressing the new concerns this late in the process would be difficult, but nevertheless I plan to obtain feedback from the Parks Department on these matters.

## BLINK Grant Awarded

Helen Sarakinos and Tenney Lapham neighborhood resident, Jessica Becker, applied for a city BLINK grant. I'm delighted that it was recently announced that they got the grant. As stated in the grant application:

"Five artists' works have been selected from a public call for submissions. Their works highlight the history of the Yahara River and Parkway, the geography of the landscape, the ecology of the region, and the culture of the neighborhood.

The exhibition celebrates the unique value and beauty of the Yahara River while encouraging neighbors to see the common with fresh eyes and enjoy the natural landscape in new ways. The hope is that people will see themselves as part of the history, geography, ecology and culture of place.

The artworks will be installed throughout the Parkway taking advantage of the diversity of landscapes within it. The general public will have many opportunities to encounter delightful surprises within the popular Tenney

Park fishing area, along the bike path in the more "industrial" zone near the railroad tracks, in the high-traffic Williamson Street area, in the park where the Yahara meets Lake Monona, and tucked into the scenic landscape."

Congratulations!

## Projects of Interest Bordering the Tenney Lapham Neighborhood

### Lamp House Block Ad Hoc Committee

The Lamp House Block Ad Hoc Committee completed their report and recommendations. The Lamp House Block is bounded by E Washington, N Webster, N Butler and E Mifflin and has a Frank Lloyd Wright designed house in the center of the block. The study was done with a goal of balancing development on the block and protection of the FLW house as an important city heritage resource. The report has been accepted by the Landmarks Commission, the Urban Design Commission, the Plan Commission and the Common Council. Additional decisions remain regarding integration of the provisions of the report into the Downtown Plan and implementation.

### Rouse Apartments

The Rouse Company is proposing an apartment building on N. Webster Street, on the Lamp House block. It is proposed to have 48-49 units and 43 parking stalls. The developer has taken into consideration the recommendations contained in the Lamp House Block Ad

Hoc Committee report in a redesign of the proposed project. The developers hope to start construction in the spring.

### Courtyard by Marriott Hotel

The North Central Group is proposing a hotel development for the corner of E Washington and N Webster, also on the Lamp House Block. It is proposed to have 146 rooms, 40 on-site valet parking stalls and a commitment of 60 stalls at each of the Capitol North Parking Ramp and the Brayton Lot. The proposal is 10 stories with a restaurant proposed for the 10<sup>th</sup> floor. A Capitol Neighborhoods steering committee is meeting with the developer.

### Your Voice

I continue to hear from a number of you. I appreciate that. I value your ideas and opinions. Phone, email or in-person all work.

- Alder Ledell Zellers

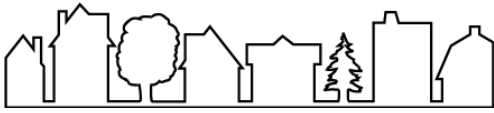
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Gorham Street Tree by Brian McCormick



## East Johnson Street Reconstruction Begins May 6

The following is an estimated schedule for the project. This is preliminary and will likely change somewhat based on the Contractor's scheduling and staging of the work. We are scheduled to find out who the General Contractor will be on April 8<sup>th</sup>.

### Preliminary construction schedule:

1) The week of March 31st, prior to the start of the street project, MGE, ATC and Charter Communications will begin installing private, buried utilities at two intersections; the Butler/Hamilton/Johnson intersection and the Livingston/Johnson intersection. The Butler/Hamilton/Johnson intersection will have two lanes open during weekdays and one lane open on weekends. The Livingston/Johnson intersection will have one eastbound lane open during this work. This work by the utility companies will likely continue until the start of the street project on May 6<sup>th</sup>.

2) May 6 - Begin street reconstruction project. There will be one lane of eastbound traffic on Johnson Street from N Butler Street to N Baldwin Street. This initial stage will involve setting up traffic control and temporary signals for the project.

3) Mid-May through Mid-August - Work will take place on the south side of Johnson Street. One lane of traffic will be maintained on the north side of Johnson Street. There will be multiple crews in multiple locations installing utilities throughout this phase. The sanitary sewer main and water main will be replaced during this phase. By the end of this phase the underground utilities on the south side of the street and the south half of the street will be completed.

4) Mid-August through Mid-October - Work will take place on the north side of Johnson Street. One lane of traf-

fic will be shifted to the south side of Johnson Street. Utility work and street reconstruction of the north half of the street will take place during this phase.

5) Mid-October to Nov 1 - Install final pavement, pavement markings and finishing items.

Construction of the project will be managed by WisDOT, but we won't know who the WisDOT project manager will be for a couple weeks.

Please feel free to contact me with any other questions.

Thank you,  
Glen Yoerger, P.E.  
City Engineering Division

TLNA's listserv will also provide updates on this project. Sign up for the listserv at <http://groups.yahoo.com/neo/groups/tlna/info>

### City contacts for the project are:

**Glen Yoerger - (608) 261-9177 – Project manager for the City, [gyoerger@cityofmadison.com](mailto:gyoerger@cityofmadison.com)**

**Scott Langer – (608) 266-5987 - Assistant City Traffic Engineer, [slanger@cityofmadison.com](mailto:slanger@cityofmadison.com)**

**During the project weekly construction updates will be sent out to the My Madison email list.**

**To sign up for email updates regarding the project, residents may go to the My Madison Account at:**

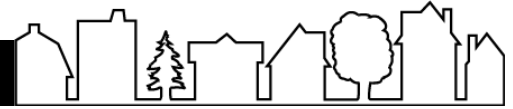
**<https://my.cityofmadison.com/>**

**Under the Transportation Projects tab sign up for the East Johnson Street Updates.**

**There is also a project website with background information at:**

**<http://www.cityofmadison.com/engineering/EJohnson/>**

# Supervisor's Report



## Closing a Loophole for Non-Metallic Mining Sites



I am co-sponsoring OA 26, which amends Chapter 10 of the Dane County Ordinances to close a loophole that allows non-metallic mineral (e.g. sand) mining sites to

preserve their non-conforming use status beyond one year of inactivity. This amendment would make non-metallic mining consistent with general zoning provisions which require a conditional use permit for sites which are considered abandoned or discontinued due to inactivity for more than one year. There are currently 39 mining sites in Dane County that would need to go through the permitting process under this ordinance amendment. The Towns could veto this change and their deadline for action is March 27. Mineral extraction has significant impact on our environment and surrounding land uses. Inserting more predictability and community accountability and oversight for mining proposals is something I strongly support, but Republican efforts to take away local authority over mining sites continue. AB 816, a slightly more limited bill than SB 349, has recently been introduced and is being analyzed by County attorneys.

### Defending our Living Wage Ordinance

Shortly after Milwaukee County passed a living wage ordinance for county employees and contractors, a bill was introduced to preempt local authority to pass and enforce living wage ordinances for work performed with state or federal money. The reality is that due to the multiple layers of funding at the county level, this practically eliminates local living wage ordinances. Both the City of Madison and Dane County have supported publicly funded workers, ensured quality public services, and bolstered the local economy for 15 years or more with their living wage ordinances. I am joining other local elected officials and activists in opposing this bill and plan to testify at the committee hearing on Senate Bill 626 at 11 a.m. on Monday, March 3. The assembly counterpart to this backwards bill has already passed.

### County and City Fund Basic Amenities for Homeless

Due to money put in the city and county budgets, we will now have access to 24 hour restrooms downtown, and more access to showers and personal storage space. The city has provided capital funding for permanent restrooms, and the city and county are jointly funding 4 portable toilets in downtown parking ramps until permanent restrooms are developed. Personal storage space is now available at the Social Justice Center, 1202 Williamson Street thanks to City funding. Sanctuary, a collective of homeless and formerly homeless persons, is operating the storage program in partnership with the Shine Initiative. I appreciate the support of Alder Zellers and the City Council for these programs and look forward to ongoing collaboration with them.

- Heidi Wegleitner

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**Tom Kasper**  
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Photo: Zane Williams

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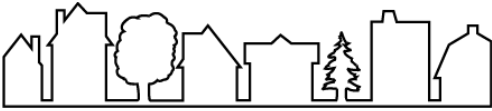
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## Community

### 13<sup>th</sup> Annual Tenney-Lapham Art Walk Seeks Artists

The 13<sup>th</sup> Annual Tenney/Lapham Art Walk will take place on Sunday, June 22 from 1-5pm. 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](mailto:sharonredinger@gmail.com) if you are interested in being in the Art Walk.

At this time, the participating artists are:

- Brian McCormick, WATERCOLOR PAINTINGS, 407 Brearly Street
- Jane Scharer, PRINTMAKING, 842 Prospect Place
- Bill Redinger, ORIGINAL SERIGRAPHS, 408 Washburn Place
- Sharon Redinger, WATERCOLOR PAINTINGS, 408 Washburn Place
- Chris Julson and Mike Franke, PHOTOGRAPHY, 421 North Paterson, #2
- Bettie Kessenich & Molly Regan, MIXED MEDIA, 408 N. Few Street
- Norma Aaronson, BOOKMAKING, 464 Marston Avenue
- Clare Moran, FIBER ART, 421 North Paterson, #1
- David Williams, WATERCOLOR PAINTING, 111 N. Baldwin Street

In addition to maps in the next Tenney/Lapham newsletter, maps will be available at 408 Washburn on Sunday, June 22 starting at 1pm.

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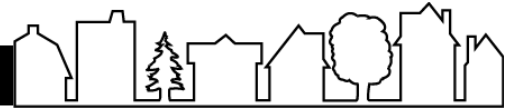
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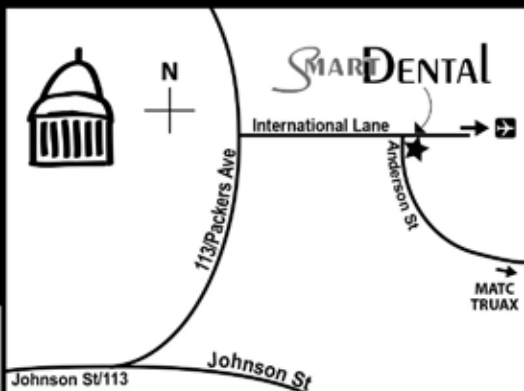
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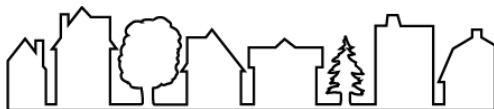
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## Business Directory

Below is a listing of businesses in the Tenney-Lapham neighborhood. Most of the businesses listed have websites and a link to those websites can be found at <http://www.danenet.org/tlna/localBusinesses.html>. If you have any corrections or additions, contact Bob Shaw at [robert.e.shaw@gmail.com](mailto:robert.e.shaw@gmail.com).

### Artists and Art Galleries

[Art In](#) - 1444 E. Washington - (608) 535-9976  
[Brian McCormick, Watercolors & Woodblock Prints](#) - 407 N. Brearly Street - (608) 255-6769  
[Bright Red Studios](#) - 9 Ingersoll Street - (608) 206-1613  
Puppets by Ken Vogel - 840 E. Dayton - (608) 256-8131  
[U-Frame-It](#) - 857 E. Johnson - (608) 257-7717

### Auctioneers

Accredited Auctioneers - 217 N. Livingston Street - (608) 255-7630

### Automotive

[American Auto](#) - 1200 E. Washington Ave. - (608) 224-1982  
[Avis Madison Downtown Car Rentals](#) - 1136 E. Washington Ave. - (608) 251-1717  
[Car-X Auto Service](#) - 1032 E. Washington - (608) 251-5570  
[Goodyear Auto Service Center](#) - 608 E. Washington - (608) 257-4727  
[Jiffy Lube](#) - 1102 E. Washington Ave. - (608) 257-6755  
Mad Motors - 1210 E. Washington Ave. - (608) 630-9393  
[Sparkle Auto Body](#) - 18 N. Thornton Ave. - (608) 256-2222  
Steve's Auto Sales - 648 E. Washington Ave. - (608) 359-01670

### B&Bs and Airbnbs

[Airbnb Listings in the Tenney-Lapham neighborhood](#)  
[The Livingston Inn](#) - 752 E. Gorham Street - (608) 238-6317  
[Mendota Lake House B&B](#) - 704 E. Gorham Street - (608) 620-3760

### Bicycles

[Old Town Cycles](#) - 920 E. Johnson Street - (608) 259-8696

### Carpentry

MAC Carpentry - 449 N. Baldwin Street - (608) 695-0219

### Churches

[Christ Presbyterian Church](#) - 944 E. Gorham - (608) 257-4845

### Clothing

[Iona](#) - 807 E. Johnson - (608) 467-9489  
[Good Style Shop](#) - 817 E. Johnson - (608) 441-1323  
[UpShift](#) - 836 E. Johnson

### Coffee Houses

[Cargo Coffee East](#) - 750 E. Washington Ave. - (608) 709-1309  
[EVP Coffee](#) - 1250 E. Washington Avenue - (608) 294-6868  
[Johnson Public House](#) - 908 E. Johnson St. - (630) 240-7581

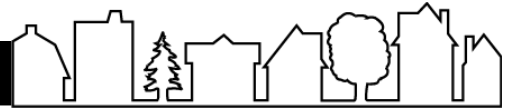
### Dentists

[Artisan Dental](#) - 10 N. Livingston, Suite 301 - (608) 467-8022

### Furniture

[Newport's Wooden Furnishings](#) - 1257 East Johnson Street - (608) 251-2441

# Business Directory



## Groceries

Norris Court Grocery - 902 E. Johnson - (608)256-2075

## Hair

[LUST Beautyworks](#) - 12 N. Blount - (608) 663-0707

[Reanna's Salona](#) - 101 N. Paterson - (608) 347-8487

[Studio 924 Hair Designs](#) - 924 E. Johnson St. - (608) 251-2777

## Liquor

[Cork 'N Bottle](#) - 855 E. Johnson - 256-3620

## Miscellaneous

[Affiliated Laundries](#) - 701 E. Johnson St. - (608) 249-0589

Burnie's Design Annex - 221 N. Paterson Street - (608) 251-2601

[Burnie's Rock Shop](#) - 901 E. Johnson St. - (608) 251-2601

[Capital Critter Sitters](#) - 426 Marston Avenue - (608) 556-8345

[Dane County Inspection Service](#) - (608) 255-3966

[Dog Haus Dog Daycare](#) -825 E. Johnson - (608) 515-8255

[Firepower Design](#) -1321 E. Mifflin - (608) 663-5252

[Fontaine Interior Designs](#) - 811 E. Johnson Street - 608-310-8002

[Full Spectrum Solar](#) - 1240 E. Washington Street - 608-284-9495

[Glueck Architects](#) - 116 N. Few - 251-2551

Inward Bound - 464 Marston Avenue - (608) 255-0296

[Healthy Pet Veterinary Clinic](#) - 1440 E. Washington Avenue - (608) 294-9494

[Interworks](#) - 116 N. Few - (608) 251-9440

Jim Carman Photography - 332 N. Baldwin Street - (608) 695-2855

[Messner Incorporated](#) - 1326 E. Washington Avenue - (608)256-0695

[Northern Metal & Roofing Compan](#) - 617 E. Dayton Street - 608-663-7399

[Patriot Glass](#) - 1212 E. Washington Avenue - (608) 257-8944

[The QTI Group](#)- 702 E. Washington Avenue - (608) 257-1057

[Reynolds Transfer & Storage](#) - 725 E. Mifflin St. - (608) 257-3914

[Scooter Therapy](#)- 12 N. Few St. - (608) 255-1520

[Skot Weidemann Photography](#) - 1123 Sherman Avenue - (608) 310-4548

[Tenney Nursery & Parent Center](#) - 1321 East Mifflin Street - (608) 255-3250

Tom Kasper Home Repairs & Maintenance - 1217 Elizabeth Street - (608) 257-8695

U.S. Postal Service Annex - 702 E. Washington Ave. - (608) 251-6980

[Wisconsin Tattoo and Pokesome Body Piercing](#) - 812 E. Dayton - (608) 260-0909

## Music

[Spruce Tree Music & Repair](#) - 851 E. Johnson St. (608) 255-2254

## Restaurants and Taverns

[Avenue Bar](#) - 1128 East Washington Avenue - (608) 257-6877

[Baldwin Street Grille](#) - 1304 East Washington Avenue - (608) 442-8400

[Caribou Tavern](#) - 703 E. Johnson Street - (608) 257-5993

[forequarter](#) - 708 1/4 E. Johnson - (608) 609-4717

[Madtown Pizza](#) - 912 E. Johnson - (608) 250-3333

[Sophia's Bakery](#) - 831 E. Johnson - (608) 259-1506

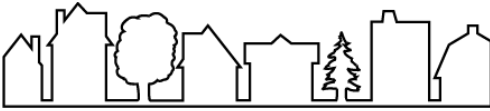
[The Spot](#) - 827 E. Johnson - (608) 251-7768

[Star Bar](#) - 750 E. Washington Avenue - (608) 257-7827

## Yoga

[Jewel in the Lotus Yoga](#) - 821 E. Johnson St. - 608.213.3804

[Yoga Coop of Madison](#) - 812 E. Dayton - (608) 446-9642



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- Eliminating shameful racial disparities and evaluating County budgets and legislation for equity;
- Increasing investments in energy efficiency and renewable energy;
- Making County government more accessible, accountable and truly representative of our community’s diversity.

**VOTE  
 April 1!**

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In the winter edition we thanked the Taste of Tenney donors and Sophia’s Bakery & Cafe was misspelled as Sophie’s. We regret the error.



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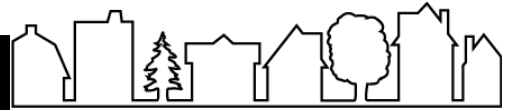
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## Parks



### We are the Friends of Reynolds Park

Reynolds Park is stepping out and wants your love and friendship! The Friends of Reynolds Park FaceBook page is just waiting for you to click “like” and be part of the conversation.

You may have noticed the new playground equipment at Reynolds Park. For months before the ground froze, a few of us who had expressed interest in the playground found ourselves learning about the local processes of working with the city Parks Department, getting excited about the range of playground styles out there, and finding new allies within the neighborhood (Huge thanks goes to Ken Saiki and associates for invaluable input). The conversations and connections were interesting and we’ve continued to dream, envisioning Reynolds Park as a thriving and innovative neighborhood greenspace that serves residents of all ages.

At the 2013 block party, we hung some modest posters asking for input from neighbors. The take-away was that people would like more *things to do* in the park.



Photo by Jessica Becker

In the months since, we’ve been attending meetings, talking with Alder Zellers and other city planners, and have decided it made sense to form something more official, a “Friends” group. As Friends of Reynolds Park, we hope to attract more people and voices into the discussion about the future for the park and the neighborhood. And as a Friends group, we would like to serve as spokespeople for the park when larger plans for the area are considered.

We have also been collaborating with the Friends of James Madison Park. Both James Madison and Reynolds parks are important assets

in the neighborhood. They are merely two blocks from each other and offer complimentary uses to the community. Knowing the increased density in the neighborhood will naturally increase use of both parks, a combined planning process makes sense.

At a meeting in late January, Reynolds Park was added to an existing Master Planning request proposal for James Madison Park. This document is now being presented to various stakeholder groups for input and their support.

The Master Planning process and the Friends of Reynolds Park group are seen as two strategies for making our home-grown ideas part of the larger discussion about Madison’s future. We are having fun and welcome more ideas. Thanks for taking a sec to “like” the Friends of Reynolds Park page on FaceBook, and we look forward to you joining in on the conversation!

\*If you are not on FaceBook, you can email me at [bikerbecker@yahoo.com](mailto:bikerbecker@yahoo.com)

- Jessica Becker

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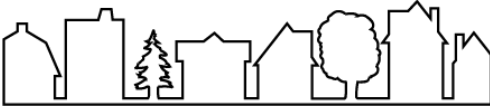
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### Got Chickens?

The sixth annual Tour des Coops, a walking tour of chicken coops located in the Tenney-Lapham Neighborhood will take place this summer. The date has not yet been determined but if your household would like to be on the tour or if you know of any new coops in the neighborhood, contact Alan Crossley at [wildmgr@sbcglobal.net](mailto:wildmgr@sbcglobal.net) or Bob Shaw at [robert.e.shaw@gmail.com](mailto:robert.e.shaw@gmail.com). The summer issue of this newsletter will have updated information.



## **Clothing Swap Shop Opens on East Johnson**

UpShift, a self-sustained clothing exchange boutique for women, opened its doors at a new location at 836 East Johnson Street, after more than two years operating in an unadvertised, underground location. UpShift, which is neither categorized as consignment nor thrift, has avoided either title by utilizing a totally unique garment exchange process where customers experience the excitement of upgrading their wardrobe by bringing in bags of clothes, pay a \$20 swap fee, and fill their empty bags to bring home. The concept originated from the owner's passion for recycling and living a green lifestyle paired with the fast paced immediacy of fashion. The sustainable business model has proven itself thanks to the dedicated customer base that ensures inventory is always at peak level and on the cutting edge of fashion by exchanging trendy garments in the new location. Sustainability is also achieved by utilizing refurbished fixtures, building materials, hangers, and even mannequins.

After getting a positive response in the old and much smaller location, it was apparent UpShift needed to

move. After seeking the perfect space in Madison, the owner Lindsay Leno found that the East Johnson corridor is the perfect neighborhood. "This neighborhood has everything we need. Our concept is centered around the social experience of shopping and connecting with the community. What better place for this concept than a neighborhood that has Sophia's Bakery, The Spot bistro, The Good Style Shop, Johnson Public House, and Burnie's Rock Shop? Seriously, this neighborhood is Madison's best kept secret. We love it here!" Lindsay's enthusiasm about the boutique extends into the neighborhood and community where weekly donations of quality garments, that don't fit into the boutique, make their way to local thrift stores.

Women are encouraged to bring one to three bags of gently worn items,

which get dropped off at a garment counter once inside the boutique. There is a \$20 cover charge to pay for all costs of the clothing exchange. It's an even exchange system, meaning customers take home as much as they donate. The shopping space is a fully merchandised boutique with hundreds of fashionable items to choose from.

UpShift Clothing Exchange Boutique is open seven days a week and offers monthly promos and special events. Clothing is not individually priced and is only accessible for an even exchange. UpShift is located at 836 East Johnson Street, Madison, WI 53703. Detailed information can be found at [www.up-shift.webs.com](http://www.up-shift.webs.com) or on Facebook under UpShift Gear of Madison. For more information call (608) 628-9525.

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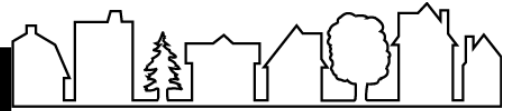
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## Baseball at Breese Stevens?


No, not yet but at the April 12 meeting of Madison's East Side History Club, the talk will be about amateur and semi-pro baseball in Madison. The topic will be **"Play Ball: Industrial Baseball League and More"**. Old timers in the neighborhood might remember the Madison Blues, Industrial Baseball League and, of course, their home at Breese Stevens.

The Industrial Baseball League was formed in 1943 by the Madison Municipal Recreation Department when the minor league Madison Blues dissolved and Madison's baseball teams were barred from participating in the Home Talent League after they won three pennants in 1940, '41 and '42. The hardball league lasted through the 1951 season.

An article in The Capital Times in 2003 described the heyday of Madison's Major League fast-pitch softball: "Leagues were arranged by skill level and the best of the best, the Major League, drew big crowds to watch the city's best hitters battle against pitchers who threw 90 mph fastballs—from 45 feet away. The teams in the Major League were sponsored by some of the city's best known businesses at the time—Badger Sports, Goodman's Jewelers, and Security Bank, to name a few."

The free talk will be Saturday, April 12 from 2:00-4:00 at the Goodman Community Center. Questions? - contact me at [whitesarah@charter.net](mailto:whitesarah@charter.net).

- Sarah White



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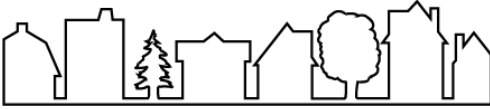
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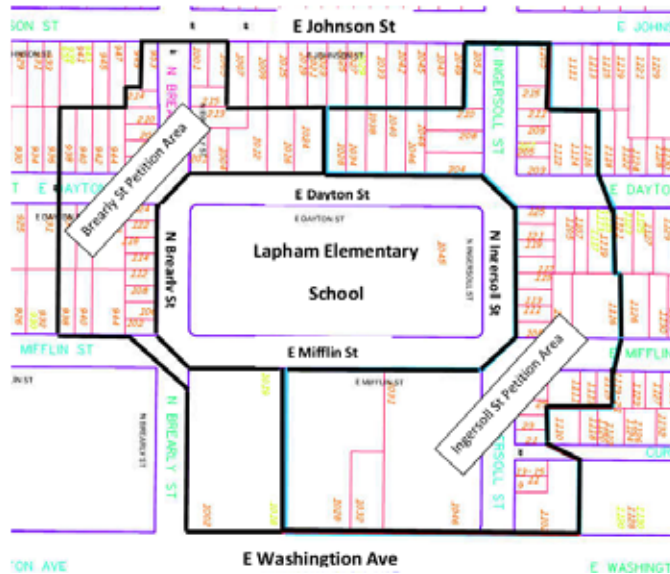


# Schools

## Neighbors Seek Traffic Calming Measures around Lapham

I have lived in the Tenney-Lapham neighborhood for over ten years, and in that time I have seen a lot of positive changes in the area. In my mind, the increase in young families is one of the greatest changes. The number of school-age kids within walking distance of Lapham Elementary School seems to have gone through the roof. I enjoy getting together with my neighbors and seeing our kids play happily, and I look forward to the days when gaggles of children run by on their way to play at Reynolds, Tenney, or Central park, knocking on my door to see if my boys can come too.

My biggest concern today is traffic safety in our neighborhood. Five years ago, my stretch of N. Ingersoll street became two-way and the traffic speed along this stretch of Ingersoll, between E. Washington and E. Johnson street, greatly increased. Throughout our neighborhood, cars cut between E. Johnson and E. Washington trying to "make" the lights and find the fastest way through the isthmus; sparks fly as speeding cars hit the slight bump at the E. Johnson/N. Ingersoll intersection. Those of us that live around Lapham Elementary School have seen, all too often, cars coming dangerously close



to children and parents during drop off and pick up times. It seems like everyone has a story.

This fall a group of parents got together in my kitchen to brainstorm how we could make pedestrian passage--and particularly the school crossings--safer.

We all agreed that we didn't want to change any rules, we just wanted to find ways to ensure that drivers followed the established speed limit; after all, it is the speed limit, not the minimum speed. Kevin Luecke, our neighborhood council member in charge of traffic and safety, brought the Madison Neighborhood Traffic Management Program (NTMP) to our attention. The NTMP is Madison's answer to localized neighborhood traffic problems. You can learn more at <http://www.cityofmadison.com/trafficEngineering/ntmpfaq.cfm>. The first step in the NTMP process is to get your project enrolled in the program through a petition of the households and businesses in the area of influence. We are currently collecting signatures for two petitions around Lapham Elementary School. The areas

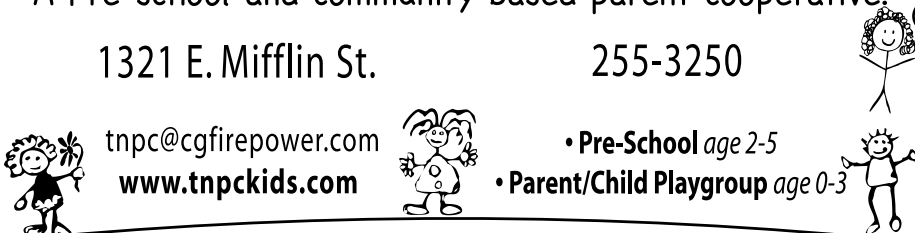
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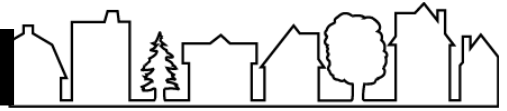
**Tehmina Islam, CPM, LM**  
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# Schools



of influence are shown in the map, within the bolded lines.

### What do the petitions request?

There are two identical petitions, one encompasses the two intersections on the N. Ingersoll side of Lapham Elementary and one encompasses the two intersections on the N. Brearly side. The petitions both request the city install traffic circles to encourage motor vehicles to adhere to the current speed limits.

A traffic circle is a small island in the center of an intersection on a lower-volume street. Motorists must drive around the circle, which generally causes them to slow down. Speeds are reduced approximately 10% in the

blocks immediately before and after the circle. Traffic circles DO NOT limit access to the connecting streets nor do they impact on-street parking.

### How does the NTMP process work?

Briefly, the petition is just the first step. If enough signatures are collected showing support for the project, the city will perform a feasibility study. If found feasible, area residents will be surveyed to indicate support for the project. If support is found, the city ranks the project with all the other projects in the city. Final installation of the traffic circle may not happen for a number of years.

### How can you get involved?

Petitioning began last fall but no one wanted to bring Polar Vortex air into your house so we will begin petitions again in the spring. If you want to sign the petition now, please stop by 211 N. Ingersoll St. or email me directly at [njbalazs@gmail.com](mailto:njbalazs@gmail.com) and I or another petitioner will come right to your door. Also email me if you'd like your name added to the email list of neighbors who are interested in this topic.

### In Summary

We all want our neighborhood to grow strong, be vibrant, welcoming, and safe. Addressing traffic concerns is a small way to make that happen. If you live in the areas of influence shown on the map and a petitioner comes to your door, please sign the petition to show your support. If you live outside the area of influence and you and you have traffic concerns, work with your neighbors, contact your alder, use the NTMP.

- Nick Balazs

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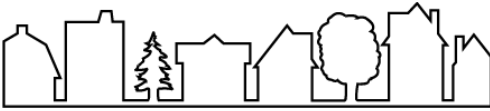
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# History

(Gas - from page 1)

out we had six gas stations that operated in the 20th century, two within our boundaries on East Johnson and four on East Washington.

The cutest station lasted into the 70's and sat on the corner of Johnson and Blount, across from the Blount street laundromat, where a parking lot sits now. The station was a shoebox sized brick building with a high pitched roof and the brand of gas was DX.

The other station on Johnson was historically called the R. Andrew Breuch Garage & Filling Station located at 852 E. Johnson. Across from the Cork & Bottle, the basic structure still stands minus the gas tanks. It was built by famous and prestigious local Madison architects Claude & Stark and currently serves as a private garage for extremely rare and mint vehicles. Beautifully repurposed, I'd love to see the inside of this garage. It's even got an internal ramp for car storage on the second floor.

Cruising down the Avenue, I notice the architecture of the older buildings and how many look like at one time they were gas stations. Sure, we still have the BP on the 700 East Washington block, but technically that is the Marquette neighborhood. At one time our side of the Avenue had a beautiful service station run by the Pennsylvania Oil Company with a couple of pumps which was located in the middle of the 700 block. It's now a vacant lot housing the church steeple resting on its side between the Constellation and the Reynolds warehouse building.

Located at 648 E Washington & 12 N. Blount was a classic 50's style service station with a service bay. The current structure was built in 1955 and had been home to the Wadham's Oil Company. In the 90's, it was converted into the used car lot for Isthmus Imports and today houses LUST Beauty Works, a hair salon, and Steve's Car Sales.

It seems to be the fate of many old mom and pop gas stations to become

either vacant or used car lots. The same can be said of the old Black Eagle gas station located at 1200 E. Washington, currently home of American Auto. It's no secret as to why you don't see mom and pop gas stations anymore; most went out of business in the 90's due to strict EPA regulations on the Leaking Underground Storage Tanks (LUST). Most station owners were faced with replacing aging tanks which cost a lot of money in an environmental remediation process or they simply went out of business.

Obviously, looking around the hood, the mom and pop owners opted to go out of business. Pretty much all that remains of the old Texaco station, (see cover photo) that used to serve as the gateway to our neighborhood on the 1400 block of East Wash is the LUST. To this day it remains a dot on the brownfield map of the isthmus, representing a closed LUST, covered over with asphalt for the parking lot of Sparkle Auto Body. To see the various LUST sites on the isthmus see: <http://www.cityofmadison.com/engineering/documents/Isthmus.pdf>

Speaking of LUST, I thought at first maybe that's how LUST Beauty Works got its name, a play on words, the old station repurposed into an eclectic salon. Come to find out the proprietor's last name is actually "Lust," so it has a great double meaning.

All over Madison we can see great examples of old stations that have been repurposed into businesses such as coffee shops, salons, restaurants, and even apartments. Back in the mid 90's when the EPA deadline date for remediation was looming, my brother was going all over Wisconsin photographing these iconic gas stations as possible subject matter for watercolor paintings for his high school art class. Several times he was accused by gas station proprietors of being an EPA spy with a camera and was either chased away or would get into nostalgic conversations with the owners who took interest in his hobby.

So back to the hood where we can't get gas anymore, but that's OK. As I wax nostalgic for the bygone era where there were full service stations competing on practically every block, it definitely is not something I'm clamoring for, especially since I'm leading a car free existence. I can't wait for the day when I can bike from work, maybe stop for a beer at the Star Bar, pick up groceries at Festival Foods and make a decent supper at home. Soon, we'll have everything but gas!

- Jessi Mulhall


## Earth Day Challenge April 19

Christ Church and TLNA are cosponsoring an Earth Day Challenge to clean up Tenney Park. Meet at the John Wall pavilion in Tenney Park at 9:00 on April 19. Questions? - contact Jake Germann at Christ Church.



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11:00AM

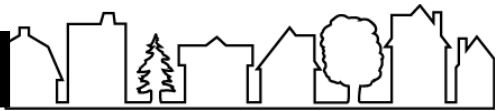
**Walking to  
Worship-**  
*another way  
to go Green*



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[cpmadison.org](http://cpmadison.org)

# Housing



## Active

Address	Square Ft	List Price
17 Sherman Ter #2	852	\$54,900
3 Sherman Ter #5 (A/O)	852	\$59,000
27 Sherman Ter #3 (A/O)	852	\$59,000
29 Sherman Ter #6 (A/O)	852	\$59,000
36 Sherman Terrace	852	\$92,900
6 Sherman Ter #4	852	\$105,000
1212 E Johnson (A/O)	916	\$124,900
123 N. Blount	546	\$125,000
1034 E Gorham	1366	\$205,000
105 N Ingersoll	1,250	\$229,900
310 Marston	2460	\$399,500
1138 Sherman	3123	\$599,900
1240 Sherman	3885	\$875,000
1022 Sherman	3400	\$788,000
1032 Sherman	3284	\$890,000
828 Prospect	3330	\$1,000,000

## Pending

123 N. Blount, #507	1132	\$249,000
1885 E Washington Ave	2048	\$262,500
423 N. Baldwin	2506	\$349,900

## Sold

	Days on Market	List Price	Sale Price
1220 E Mifflin	36	\$249,900	\$226,500

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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Fri 4-10pm Sat 5-10pm  
Closed Dinner Sun. & Mon.

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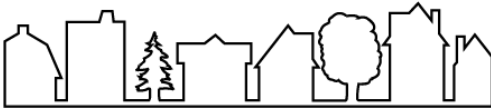
When in Sun Prairie, visit our sister restaurant: Atlantis Taverna, 837-5700 239 E Main St, Sun Prairie.

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## Want to find out more about the E. Johnson Street Project?

The Tenney-Lapham Neighborhood is sponsoring a public meeting on Thursday, March 27 from 6:30-7:30 at the Tenney Park Garden Apartments, 302 N. Baldwin Street. City staff will be available to provide an overview and answer any questions you might have.



# TURN ON

# E Johnson St

The TLNA submitted a grant proposal to the city to fund an outreach program to support our local businesses during the construction project. "Turn on Johnson" was the slogan that was used in the proposal. More details will be provided in the next newsletter if the grant gets approved.

330 Amoth Ct, Unit C



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