



TENNEY - LAPHAM

NEIGHBORHOOD ASSOCIATION NEWSLETTER

Spring 2016

At Last - A Neighborhood Grocery Store! Festival Foods to Open April 8



Photos by Bob Shaw



Where: John Wall Pavilion
Tenney Park

When: Sunday, April 10th @ 4 pm
TLNA council meeting to follow @ 7



UNDERGROUND BUTCHER
Salvatore's
TOMATO PIES

Our featured food carts

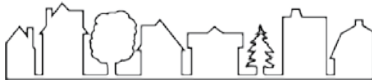
Neighbors! Please join us for an afternoon of home brew sipping & slices of sweet & savory pie!

Need more than beer & pie for dinner?

Starting @ 5 food carts will be available serving up several tasty options!

This is a potluck style free event, so please consider making a pie to share, or even bring brew made in the hood to sip & share! Questions? Contact [Marta Staple@gmail.com](mailto:MartaStaple@gmail.com)

On display will be our current semi finalist's photos for TLNA's ongoing photo contest.



2015-2016 TLNA Neighborhood Council

President	Patty Prime	432 Sidney	pprime@gmail.com	(608) 251-1937
Vice President	Sue Babcock	425 N. Livingston St.	sebabcock282@gmail.com	(608) 213-0814
Secretary	Lisa Hoff	123 N. Blount	lhoff@bunburyrealtors.com	(608) 298-8943
Treasurer	Steven Maerz	638 E. Mifflin St.	sjmaerz@gmail.com	(608) 251-1495
Business	Steve Wilke	824 E. Johnson St.	drwilke@wilkechiropractic.com	(608) 609-5320
Development	Patrick Heck	123 N. Blount, #303	pwheck@gmail.com	(608) 628-6255
Housing	Keith Wessel	307 N. Ingersoll St.	krwessel@itis.com	(608) 256-1480
Membership	Richard Linster	432 Sidney	rlinster152@gmail.com	(608) 251-1937
Social	Marta Staple	461 N. Baldwin	martastaple@gmail.com	(608) 347-2161
Parks	Tyler Lark	842 E. Dayton St.	tylerlark@gmail.com	(920) 737-3538
Publicity/Newsletter	Jessi Mulhall	1423 E. Johnson St.	jessi.mulhall@gmail.com	(608) 228-4630
Transportation/Safety	Bob Klebba	704 E. Gorham St.	bob.klebba@gmail.com	(608) 209-8100
Area A	Mary Beth Collins	1245 E. Mifflin St.	mbclegal@gmail.com	(608) 358-4448
Area B	Sarah Herrick	208 N. Brearly St.	sarahsunfish@yahoo.com	(920) 265-5751
Area C	Matt Lieber	328 N. Baldwin St.	mattlieber@hotmail.com	(608) 665-3300
Area D	Mark Bennett	10 N. Livingston St.	mail.markbennett@gmail.com	(414) 861-5498



2015-2016 Tenney-Lapham Corporation


President	Cheryl Wittke	446 Sidney Street	cwittke@tds.net	(608) 256-7421
Vice President	Robert Kasdorf	334 Marston Ave.	kasdorf@herricklaw.net	(608) 445-0133
Secretary/Treasurer	Patrick McDonnell	441 N. Paterson	pmcdonnell@tds.net	(608) 257-0119

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://tenneylapham.org/adrate.html>.

The deadline for the Summer, 2016 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://tenneylapham.org/index.html>.

Editor: Jessi Mulhall
Assistant Editor/Layout: Bob Shaw
Newsletter Artist: Brian McCormick
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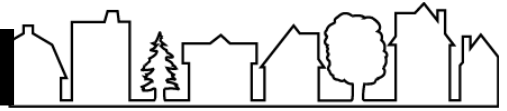


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President's Report



How Will Tenney-Lapham Handle the Growth?



Madison staff recently presented the results of a study that was focused along the isthmus corridor. The interesting part was a review of new developments

in our neighborhood (see chart).

This does not include other proposals that are being entertained either in Tenney-Lapham or nearby, such as at the Marling Lumber site. A few years ago, TLNA printed

2,000 newsletters that we distributed to the doors in our neighborhood. If we estimate our size at 2,000 doors in 2013, and now growing to about 3,000 doors by 2018, that's 50% growth in just five years!

What does this mean for our neighborhood? I wish I had a crystal ball. I'm going to pretend that I have one and take some guesses.

Business! With potentially 1,500 new customers moving into our neighborhood, there are already businesses opening, knowing that they will be sustained by a host of new people, people who value walking or biking to eat out,

or just check out what's new (or retro). I predict that the number of businesses will continue to grow in the coming years, including places to work.

Transit: Do you use the bus to get to work? The Epic special is already maxing out. We live in the best served corridor for busing, but I bet rush hour going and coming will be packed. Having said that, easy transit is one of our best attractions. I predict that transit use will continue to rise and how!

Parking: This is easy to predict -

with more people come more things to do.

More apartment dwellers: I believe the percentage of renters currently outnumbers homeowners. The vast majority of our new neighbors will be renters, and renters in large multi-unit buildings. How will our new neighbors view the neighborhood? Will they feel connected? The more connected we feel, the safer and engaging it will be to live here. What can we do to help them feel welcome, like this is a place to

belong? We can invite them to be a member of TLNA. There is the listserv. (Send an email to tlna-subscribe@yahogroups.com.)

There is a web site at nextdoor.com that many neighbors have joined. It operates like a bulletin board. Our neighborhood events will hopefully be a draw. We like to specialize in low-key and interesting events like the famous Tour des Coops.

What do you see in your crystal ball? How do you think our neighborhood will change?

- Patty Prime

Development	# of Units	Current Status
Constellation, 10 N. Livingston	220	Open
Galaxie, 822 E. Washington	282	May, 2016
Factory District, 1200 block of E. Washington	75-80	June, 2016
Veritas Village – 700 block of E. Mifflin	189	Not started
Dairy Property – 1000 block E. Washington	205	Not started
Total	971-976	New Living Spaces

parking is going to get tighter and tighter. The closer you live to the capital, the denser the parking will be. Every new development provides parking. It costs more, but for those new renters who pay for parking, they know they have a place. I am hoping that more people will move here for a carless lifestyle.

Events: Breese Stevens is now under management by Big Top. There will be sports as usual, but the Parks Commission is now allowing more and different kinds of events. Last fall, the Fighting Bob Fest was in Madison right at Breese Stevens. This year, look for a wide variety of things to do. My point is that



Susan Melum
(608) 516-5888
Restaino & Associates
melum@restainohomes.com



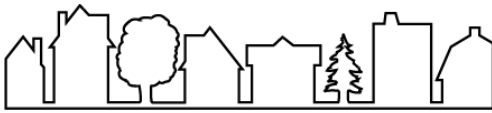
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Emerald Ash Borer Found in the Neighborhood



Again, there are a number of things happening in D2. I touch on some below. Feel free to get in touch with me if you have questions about any of these or

other things happening in the Tenney-Lapham neighborhood or in the rest of the city.

New Businesses on East Johnson

As you know, our business district on East Johnson has been gathering attention and rightly so. In the late fall, Drunk Lunch welcomed shoppers to browse their fine home goods and accessories. This winter, Macha Tea welcomed customers for their excellent teas and pastries while the Robin Room started serving craft cocktails in their cozy lounge. I encourage you to support these and other E. Johnson Street businesses, all locally owned and operated.

Emerald Ash Borer (EAB)

As I reported in my email on February 23, 2016, EAB has been discovered in the TLN. City staff will be removing the two trees confirmed to be infested with EAB and any additional terrace trees they confirm are infested by EAB. They expect to do the removals by about mid-April of this year. City staff will not be doing preemptive removals of terrace ash trees that do not show signs of infestation until 2017. One exception is that some ash trees will be removed related to sidewalk repair. If one of your terrace trees has been identified as needing to be removed related to sidewalk repair, you will have received notification via a door hanger. Tree replacements will occur in the fall of 2017 or in 2018.

I urge homeowners to inspect ash trees on their private property for signs of infestation and to plan for removal before the trees become weakened and

potentially dangerous. It may not be too late to treat your ash trees if they do not yet show signs of infestation. Visit City Forestry's EAB website for more information: <https://www.cityof-madison.com/parks/services/forestry/pests/EAB/>

201 through 215 N. Blount Street and 707 through 711 E. Johnson Street -- RPG development proposal

Renaissance Property Group is moving forward with this proposal after revising some aspects of the project, which was first discussed at a neighborhood meeting last May. The revised proposal is comprised of two separate 3-story buildings. A Blount Street building would have 3 floors of apartments, a mix of 1-, 2- and 3-bedroom units, atop a partially underground parking level with 34 spots. The E. Johnson Street building would have one floor of commercial space fronting E. Johnson with 20 micro-unit apartments spread over 2 floors above. RPG is proposing moving up to 3 of the existing homes and demolishing the other three homes. TLNA is now forming a steering committee to work with the developer, the neighborhood and the City to evaluate the proposal. That committee welcomes neighbors' participation, so contact TLNA Development Chair Patrick Heck if you'd like to assist or to give input.

The Galaxie (800 Block of East Washington)

This project is progressing rapidly. Festival Foods is scheduled to open on April 8. It's great to have a confirmed date! Also opening in April are Earthview Yoga Studio, Body Conscious Pilates Studio, and Omni Fight Club and Kickboxing studio. The Gebhardt group is currently working to sign on other potential commercial, retail and restaurant tenants. The apartments will open in May. The first phase will be completed

in July and the second phase in August. The third phase (condos) is expected to begin shortly after completion of the second phase and be completed spring 2017.

McGrath Project - 1200-1212 E. Wash and 9-13 N. Few

Per the developer, Lance McGrath, the project is continuing on schedule. New residents will start moving in around June 1. Thirty-two units are committed. They are still looking for a tenant for the corner commercial space...so if you know of someone looking that might be a good fit in the Tenney-Lapham neighborhood let them know of this opportunity. As a reminder, the development includes ground floor retail/office along the E. Washington frontage, 76 units of market rate apartments (10 studio, 39 one-bedroom, 24 two-bedroom and 3 three-bedroom) and 76 underground parking spots.

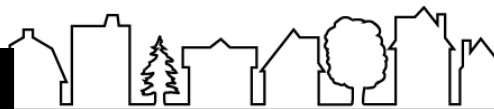
Cosmos (800 South Block E. Washington) and Proposed City Parking Ramp (across E. Washington in Alder Rummel's District)

I don't have a lot of new information since the last newsletter. Negotiations are continuing to site a City parking ramp on MG&E property across E. Main Street from the project. City negotiators are optimistic that we will end up with the hoped for parking ramp. It would be used by the general public (for things like events at Breese or Central Park) as well as by tenants of the Cosmos. The Cosmos is expected to house Starting Block, American Family Insurance, a culinary center and a 2,300 capacity music venue. Beginning of construction of the Cosmos is now looking like sometime this fall.

Reynolds Crane Lot

Staff for T Wall Enterprises indicated they recently received full City

Alder's Report



sign off, and are nearing an anticipated construction start date the first week of April. They estimate construction to take 14 months, so anticipated completion is June of 2017. The final approval was for 189 apartments in a 3- and 4-story building with a courtyard and a level of parking beneath the building that is partially underground.

Breese Stevens Field

It is sounding like we will have an active schedule for Breese this season. Big Top Productions (the organization that manages the Mallards stadium in Warner Park) is the organization contracted by the Parks Department to manage Breese. Big Top reports they currently have a lineup of about 85 sporting events including ultimate frisbee, soccer, lacrosse, rugby, and football. Three concerts are planned as well as the Fighting Bob Fest for its second year and other neighborhood focused events.

1000 E. Washington – West half of the block

The proposed Stone House development on the western half of the former Madison Dairy building site has been passed by the Plan Commission and Common Council. As reported, the Tenney-Lapham Council unanimously endorsed the project proposal.

Yet to happen is a needed Tax Incremental District boundary change to allow for an application for Tax Incremental Financing support as well as word on the outcome of an application made to Wisconsin Housing and Economic Development Authority for affordable housing tax credits. I anticipate that these further steps in the process will go smoothly and that we will see action this spring.

Further information on the details of the proposal can be found in the last newsletter or on the TLNA website.

Day Resource Center

The County received a single proposal in response to their Request for Proposals soliciting an Operator for the Homeless Day Resource Center. The Center is proposed for the Messner's building at 1326 E. Washington. The single response to the RFP was rejected by the County, in part due to being over budget. After some confusion about whether the County would/would not apply to the city for a Conditional Use Permit (CUP) prior to lining up an Operator, the County decided to delay application for a CUP until they have an Operator on board. The decision to delay application for a CUP was advocated by the neighborhood, County Board Supervisor Heidi Wegleitner, and the City. Approval of a CUP must be approved by the Plan Commission in order to open a Homeless Day Resource Center. There will be a public hearing prior to any decision being made about a CUP.

After the failed RFP process, the County decided to meet with expected funders (United Way, City of Madison, and others) to reconfirm or possibly change the goals for the Homeless Day Resource Center. These meetings have been held/facilitated by United Way and have not been open to the public. They have not included representatives for the neighborhood or Supervisor Wegleitner or me. (Note: it would be a potential conflict of interest for me to attend such meetings given my role on the Plan Commission.) I anticipate the County will provide information on the results of these meetings soon.

Given the uncertainty about the timing for issuing a second RFP and the outcome of that process, it is not known when the CUP application will be made and when the hearing will be held.

TLNA has an active steering committee following the process, the various iterations in design and services. They have also been gathering neighborhood ideas and concerns. You can find additional information about the TLNA steer-

ing committee and the project proposal on the TLNA website. There is also additional information on Supervisor Heidi Wegleitner's blog.

Out of District 2 – Of Interest Madison Public Market District

The Madison Local Food Committee, the lead committee for implementation of a Public Market, is supporting proceeding with the work plan to move this initiative forward. They are seeking authorization for issuing an RFP related to procuring Market funding, an RFP for hiring a firm to develop a site plan and directing that other needed work proceed in support of development of a Public Market. I will continue to provide information about city meetings related to this project in my weekly "Meetings of Possible Interest to District 2."

Judge Doyle Square

As a result of the collapse of the Exact Sciences/JDS Development proposal for the Judge Doyle Square site, the Common Council endorsed returning to the other three developers who submitted proposals in May. These other proposers were offered an opportunity to reconfirm their interest and alter their initial proposals. Two of the three firms have submitted proposals. At this point both proposals appear to be viable and are being considered. A public meeting to provide information about these two proposals was held on March 9. I expect to have more information by the time the next newsletter rolls around.

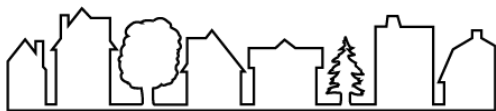
Your Voice

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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To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>



Community

Is Now the Time for a Neighborhood Center in Tenney-Lapham?

The Tenney-Lapham Neighborhood plan articulates a need for more community services for residents. Eight years after it was written, the scene has changed a bit. There are loads of development projects underway and neighborhood density increasing. Is now the time to make a Tenney-Lapham neighborhood center a reality?

Tenney-Lapham is the first neighborhood I've had the pleasure of getting to know as a home-owner and parent. My involvement with the renovation of Reynolds Playground introduced me to some wonderful people and resources, including the dedicated members of the Tenney-Lapham Neighborhood Association and the TLNA master plan.

The neighborhood plan was created by people who care more than most. I say that because I can imagine a process that included many meetings, a

large amount of research, and a high level of sensitivity. Fifty neighborhood volunteers, as part of five task forces, looked to the earlier 1995 plan to analyze progress and lay a course for the future. The resulting 58+ page document was endorsed in 2008. It is not a legal document, but the fact of its existence gives the neighborhood association and its steering committees a legitimate voice at the table with city entities. I've personally been told by city planners that the neighborhood plan holds weight and is an important guide in their considerations.

The plan is impressive. It lays out a vision that I find simultaneously reasonable and radical. The twelve 'major threads,' listed here, are explained and then clumped into six topics, each with a set of goals and action steps. You can take a look at the plan [on the TLNA](#)

[website: http://www.tenneylapham.org/plan2008.pdf](http://www.tenneylapham.org/plan2008.pdf).

Tenney-Lapham Neighborhood aims to:

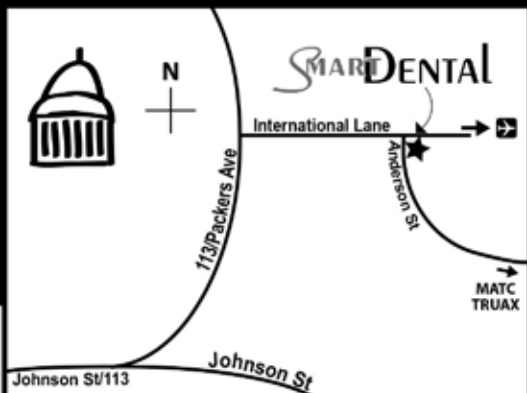
1. Preserve the central city architectural history
2. Enhance the Yahara River Corridor as a place to live and play
3. Link new and existing parks to the neighborhood
4. Provide community services to residents by forming a closer partnership with the Wil-Mar Center
5. Improve cross-Isthmus transportation to shopping, schools, and social service agencies
6. Strengthen the vitality of the neighborhood commercial core
7. Attract and retain businesses that blend with the artistic, Bohemian nature of the area
8. Ensure that affordable, quality

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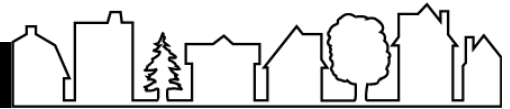


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Community



housing opportunities continue throughout the neighborhood

9. Maintain older housing stock
10. Increase home-ownership in the Lapham Elementary School area
11. Redevelop underutilized properties
12. Beautify main traffic corridors

Building a Community Center for All

I bring the idea of a community center up now because I think there is a wonderful opportunity at hand. There is great and obvious need for services for the homeless population. If the County's intentions to provide for the homeless were aligned with neighborhood interests and resources, we might co-create an exemplary community center.

The County's Day Shelter plan has stalled for a number of reasons. This is an opportunity to think big and integrate the needs of the neighborhood, the City, and the County to build something to last, something visionary, a place that

is grounded in the unique needs of this place *as a whole*.

It would take time and dedicated action to create something of this nature. The kind of time and dedication that this neighborhood has demonstrated in the past, by developing a comprehensive neighborhood plan, and recently in its patient commitment to the process of working with developers. We want

to provide for our homeless citizens, and we want services for our kids, our seniors, and everyone else, so that we have a strong, vibrant, and diverse urban community. Wil-Mar Center and Goodman Community Center are two nearby examples of more

full-service community centers. Could either of these models be adapted to offer services called for in the day-shelter plan alongside other wonderful neighborhood services? I believe we are smart enough, creative enough, and committed enough to do this right.

-Jessica Becker

Read more at BetweenTwoLakes.com

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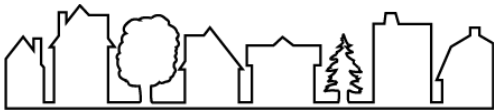
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We're Booked!

Some Books to Read Aloud

The time has come. No one can say it was a surprise and yet it took us off guard. Our beloved “Downton Abbey” has come to an end. What will we do on Sunday evenings? How will we keep in touch with Mary and Edith or Mr. Bates and Anna and the new baby?

Productions like Downton Abbey don't come along every day and it will likely be a long time before we spend our Sunday evenings riveted to a television set.

We offer a suggestion.. While we wait for the next serial sensation to come along, why not pull out a book? Family read aloud will see us through. Below are some titles that might be of interest to the entire family.

The Mill on the Floss by George Eliot

Tells the story of the Tulliver family,

in particular Tom and Maggie, sibling rivals. The book is set in the 1820's and provides the Napoleonic Wars as an historical back drop. *The Mill on the Floss* is beautifully written which makes reading it aloud a pleasure.

What Maisie Knew by Henry James

First written as a serial, the book lends itself to reading out loud. This family is messed up!! The book follows young Maisie from early childhood to maturity.

The Tale of Peter Rabbit by Beatrix Potter

If you are lucky enough to be reading to little ones, this is the perfect family read aloud. This book is celebrating its 150th year in 2016.

- Jean Dunn and Ann Rulseh

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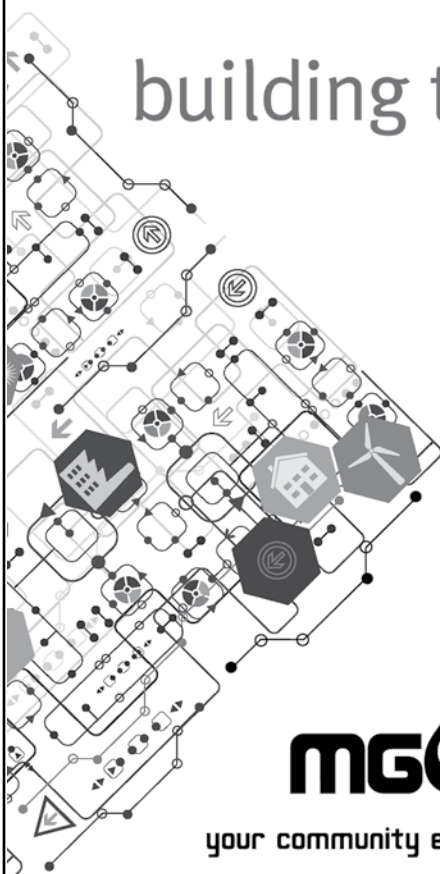
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— Gary Wolter, MGE Chairman, President and CEO

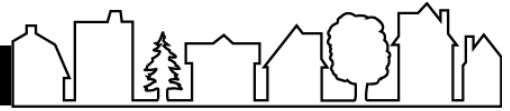
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Got Chickens?

Calling all neighbors with chickens! It's time to think about the 8th annual TLNA Tour de Coops 2016. We plan to hold the annual tour of neighborhood chicken coops on Saturday, June 18 from 1-4pm if we can get at least 6 coops for the tour.

If you were on the tour last year, please consider participating again. If you weren't able to participate last year, this is a great opportunity to get back into the groove. And if you have chickens and have yet to participate in the Tour, this is your big chance.

If you don't have chickens, but you know folks in the hood that do, please encourage them to join the fun. There is nothing finer than meeting your neigh-



ors to talk about back yard chickens on a beautiful June afternoon.

Please contact me to feature your sweet coop on this year's tour at wildmgr@sbcglobal.net or give me a call at 608-255-2706.

- Alan Crossley

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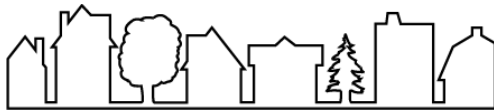
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No Operator Chosen Yet for the Day Resource Center



Last November, Dane County purchased the old Messner building at 1326 E. Washington for development of a comprehensive day resource center to serve the homeless. City ordinance requires a conditional use permit (CUP) and compliance with day shelter regulations to operate the day resource center. The County has yet to secure an operator for the facility so the process has slowed down. The funders, including the City, County and United Way, are meeting to flesh out the operations model, the funding commitments, and the process going forward. I have introduced legislation, Res. 442, to require the County to: (a) secure an operator prior to filing the

conditional use permit; (b) re-issue an RFP based on an operations plan made in collaboration with homeless persons, advocates, providers, and neighbors; and (c) secure County board approval of the contract for day resource center operations. The County Executive agreed to wait for the operator before filing the CUP and gather further public input before reissuing the RFP. I am very grateful for the work of the TLNA homeless resource center steering committee in bringing public officials and neighbors together to share information during the planning process and crafting some initial recommendations. A concept paper is supposed to be released soon for stakeholder input. Stay tuned for upcoming public meetings prior to release of a new RFP for operations.

County Board Overrides Executive's Veto on AEC Planning

The Dane County Board recently voted to override the County Executive's veto of Resolution 444 to move forward with a market study and master planning process for redevelopment of the Alliant Energy Center (AEC). The AEC campus includes a mix of new buildings and investments like the New Holland Pavilion, aging facilities with significant deferred maintenance needs like the Veteran's Memorial Coliseum, huge (often empty) parking lots, and many acres of natural areas. A master plan is necessary to ensure that the AEC campus increases revenue so it can continue to be self-sustaining and does not compete with resources needed to maintain good jobs, salaries, and benefits for County workers and support County

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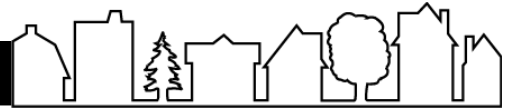
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Supervisor's Report



human services programs protecting our most vulnerable community members. Among other things, the master plan can: “identify suitable locations for commercial, housing and mixed use development; opportunities to extend and/or improve open space, recreational areas, and civic facilities; strategies for increasing economic development; environmental, historic and cultural resources that need conservation; and strategies for solving congestion and improving transit services.”

The master plan oversight committee includes City and County representatives, including local elected officials from the area, members of the business community, a neighborhood resident, and a supervisor from the Public Works and Transportation Committee concerned about environmental sustainability. Before I would support significant County resources being committed to the redevelopment AEC, I definitely need more data and a comprehensive vision for redevelopment that includes new sources of revenue and economic development that is equitable, environmentally sustainable, and pursued in collaboration with stakeholders, especially the City of Madison, surrounding neighbors, and labor.

Criminal Justice Reform Efforts Continue

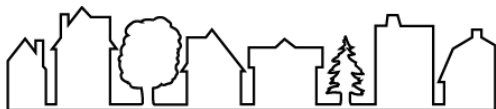
As part of the County’s efforts to implement recommendations for reform developed by three work groups last summer, we created a work group to review diversion programs. Its charge is to: “review all current adult and juvenile diversion programs and the criteria for admission and successful completion; develop an equitable framework to ensure access to existing diversion programs; identify barriers to enrollment in and successful completion of the programs and make recommendations for improvements; and develop a list of large, traditional organizations and smaller, neighborhood-specific, grassroots entities that can offer services to benefit the clients enrolled and contribute to the improvement of communities and the diverse populations within them.” The committee includes a number of key representatives from the criminal justice system, clergy, MOSES, and Madison-area Urban Ministry.

Dane County also received funding from the Laura and John Arnold Foundation to improve the pretrial assessment process through the implementation of the Public Safety Assessment tool. Research indicates that a short stay in

jail prior to trial increases the likelihood of future criminal activity. Use of this evidenced-based tool in other states and communities has improved fairness and accuracy in Court decisions about which criminal defendants should be detained prior to trial. Researchers from Harvard University will also be studying the impact of these reforms.

Save the date for the 2nd Dane County Housing Summit on May 11, 3-6 PM at the Alliant Energy Center.

- Heidi Wegleitner
District 2 Supervisor



Mayor's Report

City Helps Eligible Voters With the New Voter ID Law



The New Voter ID law is changing our election experience. In the February election, even with a relatively low voter turnout, City of Madison

help Madison residents.

Look for volunteers wearing black "Ask Me About Photo ID" T-shirts at a community location near you. To become involved or to request volunteers to be present at your community event, please email molly@voteriders.org

I think that together we can make an in-

credible difference despite the obstacles set in place. I would ask that you also consider working at the polls. We need your help more than ever. You can contact Maribeth at clerk@cityofmadison.com for more information.

Stay well!

- Paul Soglin

Clerk Maribeth Witzel Behl said that 98 eligible voters were unable to cast a regular ballot.

With the Presidential primary in April and of course the general election in November, we need to do better. You will be seeing and hearing much more about Voter ID.

In March, the Mayor's Office and City Clerk are working alongside groups like the League of Women Voters, VoterRiders and NAACP to launch the first ever Voter ID Month. The goal of the month is two-fold: first, to find and assist voters who do not have a valid ID to vote; second, to ensure all voters with an ID feel confident that they have everything they need to vote under this new law.

Seeking to help eligible voters get the ID they need, trained volunteers will be reaching out to voters across the city. Events include informational tables at local businesses, apartment buildings, schools, and at companies with high numbers of employees. In addition, on March 12, volunteers will be at all Madison public libraries to

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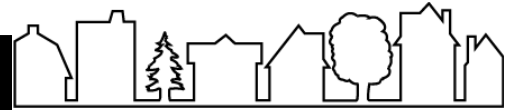
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Parks



Reynold's Park will be the Place to be in the Summertime!

Be sure to save some space on your summer calendars for fun with neighbors and friends in Reynold's Park.

The Tenney Lapham neighborhood block party will be in Reynold's Park for a second time this summer. Join your neighbors for music, games, refreshments and fun on Saturday, June 25 at 1pm. If you have talents to share, time or products to donate, or enthusiasm for

planning, please contact the coordinator Marta Staple at martastaple@gmail.com

Let's Eat Out Madison plans to bring food carts to Reynold's Park for dinner! A few food carts will be at the park once weekly for 8 weeks this summer, from 5-7:30 pm. Stay tuned for day of the week and details.

Picnic in Reynolds

Park on Friday Evenings! When the weather is nice, neighbors have made a regular habit of hanging out at Reynolds Park. Again this year, all are welcome to bring-your-own picnic (or grab dinner from a nearby restaurant) and join the casual gathering. Folks tend to start showing up around 5.

- Marta Staple



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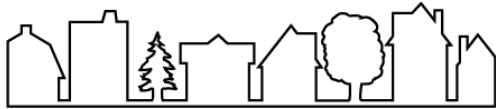
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is within - an intrinsic thing.

It exists.

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Wheels for Winners Seeks Used Bicycles

I have been volunteering for more than five years, a couple of hours per week, as a bike mechanic for a near east-side organization that refurbishes and recycles used bikes as incentives for community service. *Wheels for Winners* is a 501(c)(3) non-profit that provides bicycles primarily to young people that do at least 15 hours of volunteer service with one of our many community partners (e.g., Bayview Community Center, Centro Hispano, Goodman Community Center, Vera Court, etc.). In 2015 we refurbished 223 bikes and gave out 189 to earners who contributed more than

3000 hours of community service.

Wheels for Winners depends entirely on donated bicycles. Volunteers like me overhaul each and every bike, repacking all the bearings, truing wheels, adjusting gears, replacing brakes and brake cables, seats, stems, pedals, reflectors, you name it, before the bikes go out the door as a reward for community service. Therefore the state of your potential donation is not important. Smaller frames and wheel sizes are needed more, but all are welcome. Bikes we can't use are broken down for spare parts.

If you have a bike gathering dust in

your garage or your basement, or even spare parts lying around, consider making a donation to *Wheels for Winners*. If you have a bike that you want to donate, please give me a call (608-255-2706) or send me an e-mail (wildmgr@sbcglobal.net) and I'll make arrangements to pick up your donation and get it to our shop on 229 S. Fair Oaks. To learn more, check out the *Wheels for Winners* website: <http://www.wheelsforwinners.org/>

- Alan Crossley

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In her second term, Heidi has championed:

Open, inclusive government and meaningful neighborhood engagement, particularly

regarding the proposed comprehensive day resource center ■ **Creation of a County Affordable Housing Development Fund** that prioritizes housing access

for the most vulnerable ■ **Strategic planning to address climate change** ■ **Support for women and families**, including access to free menstrual products and lactation rooms in County buildings ■ **Systems changes** to reverse shameful racial disparities in criminal justice, housing, health care, and income.



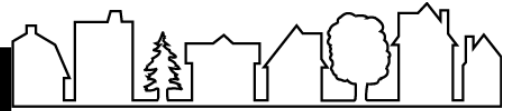
Heidi with husband P.T. and young Lincoln

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April 5!**

AUTHORIZED AND PAID FOR BY FRIENDS OF HEIDI WEGLEITNER, SATYA RHODES-CONWAY TREASURER



Get Your Compost Bins and Rain Barrels May 7

Spring is here - and that means it's time to quench your thirst for gardening at the City of Madison Compost Bin And Rain Barrel Truckload Sale on Saturday May 7th at the Alliant Energy Center. Discounted compost bins will be sold for only \$69.99 and 50 gallon mosquito resistant RainReserve rain barrels with a diverter are on sale for just \$119.99.

It is estimated that our urban communities contribute about 30% of the total phosphorus that enter in lakes Mendota, Monona, Waubesa, Kegonsa, and Wingra from runoff. Did you know that 600

gallons of water can be harvested from a 1000 square foot roof in every one inch rain event? By harvesting rainwater for your indoor and outdoor plants and putting clippings and leaves into a backyard composters, you don't just make plants healthier; you're also reducing run-off

25th will save an additional \$10 off. For more information and to pre-order your rain barrel and compost bin, supplies are limited, visit <http://www.cityofmadison.com/streets/compost/Compost-BinSale.cfm>. This event is open to both Madison residents and non-residents.

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Pick-up at Alliant Energy Center, Olin Ave Parking Lot, Sat May 7th 10am-2pm
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and the phosphorus that feeds our algae problem.

By participating, you'll be joining the tens of thousands of homeowners in Madison already composting and harvesting rainwater. Rain barrels and compost bins also make a great gift for Mother's day. Individuals who pre-order rain barrels and compost bins before April

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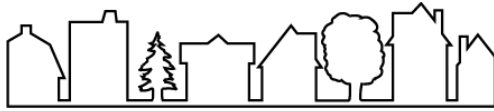


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The annual Reynolds Park Earth Day Cleanup will be held on Saturday, April 23 from 9-noon. We will be raking leaves, spreading mulch, and picking up trash. Questions - contact Bob Shaw at robert.e.shaw@gmail.com or just show up.



New Neighbors Welcome at the Wyalusing Family Camp

Sidebar: This a 20-something year tradition that started with a few families and grew into an every-year event. The original children are all off to college now, and we need new families to join in the fun to keep the tradition alive. The camp happens mid-October from Friday evening to Sunday morning. Everyone is welcome. There are four first-come-first-served private rooms for families with young children and nursing babies. All members pitch in on kitchen and work crews and help with the final clean up. The cost is usually around \$25.00 for each family member and includes two-nights stay and five meals. Volunteers plan the event, do the shopping, and prepare parts of the meals. To sign up for this Fall, please contact Marta Staple, martastaple@gmail.com.

We arrive at Wyalusing around 7:00 on Friday night, after the traditional stop at Culver's in Dodgeville. We all clamor out of the car and run to the dining hall to see who has arrived. A sea of neighbors and friends greet us with hugs and "so good to see you(s)." The kids have quickly claimed the space as their own. Games and arts and crafts projects cover the tables from end to end, and piles of backpacks and jackets litter the perimeter of the room. In the attached meeting hall, a raucous crowd unicycles in mad circles and hoola hoops clatter on the huge tiled floor.

As soon as we complete friendly introductions, and the kids have all figured out who's in what cabin, we head back out to the car to collect our gear. Just a sleeping bag and a backpack, because we will pile into the bunks already furnishing the rooms. The young kids head in one direction, the "big" kids in another, and the adults to the blissfully quiet "grown-up" cabin. We make sure the kids are safe and sound and not wreaking more than acceptable havoc, and then we head to the main building for some more visiting before bedtime.

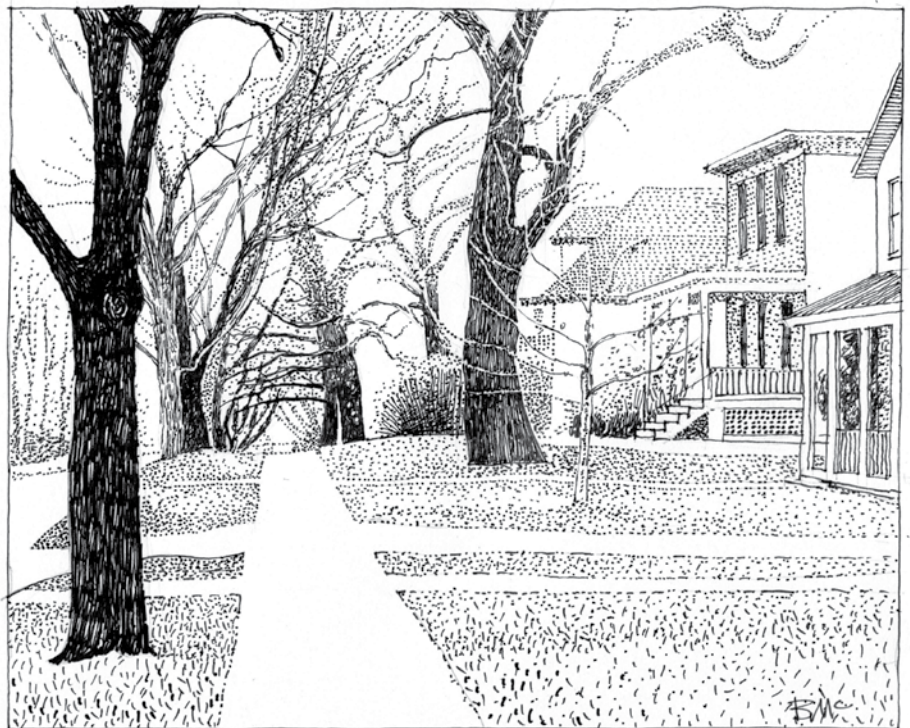
By now, more families have arrived, the music is playing and the wine and cocoa are flowing. Kids dash back and forth between cabins, the main hall, and the grass hill outside. There's a roaring bonfire in the fire pit and lots of expert pyros with sticks. As soon as all the arrivals settle in, we get a good night's sleep for the big day tomorrow.

The kids are up at the crack of dawn even though they went to bed later than usual. The volunteer sign-up on the commercial fridge is filled in, and the breakfast crew has bagels, fruit, coffee, and cocoa out on the cafeteria line. Kids wolf down their breakfasts and head into the spectacular fall morning. Some head down into the ravine to make fairy houses, look for treasure, and make sculptures out of the plentiful clay. Some head back to cabins for a quiet read, and others just happily run around on the grassy hill like primal maniacs. All of this leaves the adults in relative quiet in the dining hall to drink coffee and read whatever interesting magazines neigh-

bors have brought. We all wake up, and catch up for a bit while the clean-up crew gets the kitchen ready for the next round.

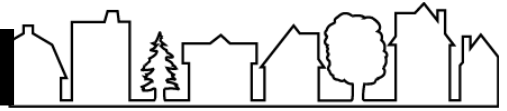
Then it's time to organize the morning hike. Most everyone heads down the hill to the river after we make sure we all have a penny for the train tracks. We make a stop at the waterfall, and take pictures as some of the more daring hikers stick their heads in the icy torrent. We continue down the hill to check on the river and see what birds we can spot, and find out if the fisherman are having any luck. Before we head back up the hill, we each place a lucky penny on the tracks and wait for the train to flatten them. As we head up the steep trail, the little ones get a hitchhike on a back or in a pack, while the bigger kids race ahead to see how fast they can make it to the top.

Back at camp, we hungrily dive into a bounteous lunch of sandwiches, chips, veggies, and fruit prepared by the lunch crew. After clean-up the afternoon is full of options; frisbee, flag football, volleyball, bike rides, rolling down the



Dayton Street Walk by Brian McCormick

Community



hill, more fairy houses, arts and crafts and games in the dining hall, and my personal favorite, reading a book and napping in the lovely fall sun.

Another option for the performers amongst us is planning a skit for the evening talent show. This happens right after the famous spaghetti dinner with salad and garlic bread. After the dinner crew cleans up, we all head to the main hall for the show. The volunteer MC announces each act more ridiculous than the last. When everyone has had a turn being as goofy as they possibly can, it's time for the big bonfire with all the attendant fun that brings—s'mores, sing alongs, storytelling, and pleasant conversation. After this very full and strenuous day, everyone drifts off to the cabins for a good sleep.

We save the last morning of camp for the favorite meal of all, the pancake breakfast. The breakfast crew flips and flips. And not just regular pancakes, but Scandinavian (kind of like crepes) pancakes too! To round out the menu, we have sausages, fruit, juice, cocoa, and of course, lots of coffee. After this carbo-load, we take one last hike before it's time to clean up. Usually, the most popular route is a fairly level trail along the ridge to a viewing point over the river, since some of the younger kids are in are-we-there-yet mode by now. The breathtaking view takes in the river north and south, and the kaleidoscope ridge across the other side; just a massive expanse of fall leaves at the height of their splendor. As we rest on the benches and the kids climb on the old stone shelter, we spot bald eagles, herons, flocks of pelicans from the lakes, and hawks floating on the warm breeze. Reluctantly, it's time to head back to camp and get ready for the "big clean up."

Back at camp, the lunch crew has set up all of the leftovers and split up the surplus groceries amongst the families. We have a leisurely lunch and finish up arts and crafts projects

and then everyone heads off to their respective cabins to clean up for the Ranger inspection. Many hands make light work, and after all the socks are divvied up, and the undies identified, the cars are loaded, and we start in on the main hall. Chairs are stacked, tables are broken down, floors are swept, more socks are found, and the kitchen cleaned as we literally mop ourselves out the back door. We make one last sweep of the outside so that we stick by the camper rule to leave it nicer than when

we got there and wait for the Ranger to give us the thumb's up.

Tired and relaxed, we say our good-byes, "see you in the neighborhood(s)", and start the drive home. The kids all fall asleep in the back seat, and the grown-ups talk about what a nice time we had, and what a lovely tradition it is, and isn't it great the kids are asleep?! Already looking forward to next year.

- Heidi Vargas

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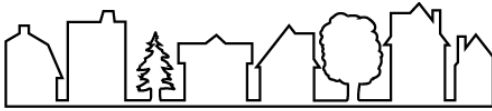
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Isthmus Neighborhoods Promoting Affordable Housing

From the Tenney-Lapham Neighborhood Plan:

The Future of Tenney-Lapham – Looking Back From the Year 2020.

...For all its residents, but most particularly for people with fixed incomes, disabilities, or working at lower wages, Tenney-Lapham offers a neighborhood where it is possible to be a no-car or one-car household without being culturally, economically or socially isolated from enjoying the full life of the City.

The “look back” above is part of the vision that our neighborhood and the City adopted when approving our Neighborhood Plan in 2008. The neighborhood’s desire to continue its tradition of having housing available to a diverse range of residents with a range of incomes is often referred to in the Plan. Fortunately, in the past we have maintained a thriving mix of owner-occupied homes, multi-flat rentals, and smaller apartment buildings, all at a variety of price points.

Also fortunate, is that the accompanying vision of the neighborhood and the City for new, dense housing and accompanying commercial space along E. Washington is now becoming reality. While these developments are bringing new residents, businesses and vitality while increasing the City’s livability and tax base, they have been primarily targeted at those with incomes higher than the Dane County Median income. There are important exceptions, e.g. Stonehouse’s proposal for affordable rentals on the Madison Dairy site, but we can agree that the majority of these infill developments are not supporting the affordable housing vision of the Neighborhood Plan.

In order to address the affordability issue on the isthmus, representatives from the Tenney-Lapham Neighborhood Association, the Marquette Neighborhood Association, the Greater Williamson Area Business Association, A Place to Be, and Common Wealth Development, as well as several developers, non-profits and interested neighbors have been meeting to address these concerns. On March 10, TLNA endorsed the continuation and completion of this group’s work in the form of statement on affordable housing (available at tenneylapham.org/development.html). MNA and GWABA Boards are

expected to approve the statement later in March.

Excerpts from the approved statement are below, but I encourage you to read the full statement online and let me now if you have input. The statement and the proposed actions will continue to evolve as more stakeholders are brought into the process, including the City, our Alders, the development community, affordable housing advocates, non-profits, neighborhoods, and housing-stressed persons. We will keep you posted as the effort continues.

Problem:

According to the 2014 City of Madison’s Housing Report, “Madison’s low-income population faces a large and persistent problem of a lack of affordable housing that results in high levels of housing cost burden and at the extreme, homelessness.”

The main challenge to creating additional units for affordable rental housing to low income households in Madison is that the cost of building a unit are higher than what can be covered by rents that are affordable.

A large affordability gap exists between the rent that a low-income household can afford and median rent prices.

Findings:

There is a growing affordability gap: as housing prices rise faster than incomes, for a growing number of households, housing costs are consuming an excessive portion of their income (above 30% and even above 50%). This is a result of both escalating housing costs and stagnating household incomes.

The affordability gap mostly is in rental housing (90% of new housing demand in Madison is rental), although affordable home ownership is also important.

The current market will not provide affordable housing without subsidies. Conventional sources of subsidies (generally federal programs including CDBG, HOME and LIHTC) are insufficient to meet demand. Additional sources, especially TIF and the City Affordable Housing Fund, are needed.

Subsidized housing projects typically have expiration dates (except for land trusts) after which housing may convert to market rates. Additional research is needed to deter-

mine how many units may convert to market rates in coming years.

It is easier to achieve affordable housing outcomes in larger projects (economies of scale).

Increasing supply of all housing, and hence raising the vacancy rate, is part of an overall approach to easing price pressure on housing.

There may be one or more local developers interested in working with neighborhood groups to make their projects case studies of incorporating affordable units.

Approximately 2,000 new housing units could be added to the Isthmus in the next 10-20 years, mostly in the Capital East District (along East Washington Ave.).

Desired Outcomes:

Ensure that new construction includes a significant amount of affordable units.

Preserve existing affordable subsidized rental units.

Potential target: no loss of existing affordable units

Convert existing units to affordable housing.

Identify potential target for number of units converted from market to levels affordable to 60% of County Median Income.

Actions:

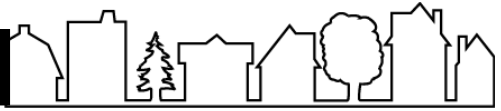
Short-term actions focus on the first desired outcome above, ensuring that, in aggregate, new construction include a specific amount of affordable units. This outcome is identified for initial action because of significant development pressures that seek to increase residential construction in the Isthmus. Another reason for the focus on new construction is that neighborhood associations in the Isthmus are actively involved in development review, whereas preserving existing affordable rental units, and converting units from market rate to affordable (subsidized), would require new capacities among the associations.

Specific actions are then detailed for the **City, Developers** and the **Neighborhoods**. Again, I encourage you to read the full document at TLNA’s website to explore the group’s recommendations.

- Patrick Heck

TLNA Development Chair

Housing



Active

Address	Square Ft	List Price
*654 E Johnson	713	\$151,300
*119 N Ingersoll	1245	\$158,900
*117 N Ingersoll	1018	\$165,600
*738 E Johnson	1310	\$180,400
1306-1308 E. Washington	3049	\$187,600
*950 E Johnson	1597	\$194,700
625 E. Mifflin, #317	725	\$229,000
123 N. Blount, #606	824	\$239,900
201 N. Blair, #101	1286	\$299,900
851 E Gorham	1646	\$312,900
848 E Gorham	1972	\$339,900
318 Marston	1933	\$455,000
828 Prospect Pl	4500	\$1,100,000

Pending

3 Sherman Ter #	852	\$79,900
2 Sherman Ter #3	852	\$92,000
944 E Mifflin	1036	\$299,900

Sold

	Days on Market	List Price	Sale Price
18 Sherman Ter #4	150	\$80,000	\$76,000
34 Sherman Ter #3	4	\$84,900	\$82,000
*940 E. Dayton		\$200,000	\$170,000
1225 Elizabeth	108	\$249,900	\$247,400
1137 Elizabeth	19	\$284,500	\$284,500
305 N Livingston	51	\$369,000	\$357,000

* Denotes a Ray Peterson property

These statistics were compiled by the editor and Tobi Silgman of the Lauer Realty Group. 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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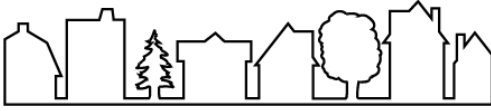
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Community

15th Annual Tenney/Lapham Art Walk Seeks Artists

The 15th annual Tenney/Lapham Art Walk will take place on Sunday, June 26 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 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
- Ken Vogel, PUPPET MAKER, 917 East Dayton Street
- Jay Solwold, ASSEMBLAGE ART, 1127 Sherman Avenue

In addition to maps in the next Tenney/Lapham newsletter, maps will be available at 408 Washburn on Sunday, June 26 starting at 1pm.

Breese Stevens Calendar

- April 5 - East HS Girls Soccer
- April 9 - Madison Radicals Ultimate Frisbee
- April 15 - East HS Girls Soccer
- April 16 - Madison LaCrosse Club
- April 19 - East HS Girls Soccer
- April 21 - East HS Girls Soccer
- April 23 - Madison LaCrosse Club
- April 24 - Madison LaCrosse Club
- April 30 - Cask Ale Fest
- May 5 - East HS Girls Soccer
- May 13 - Madison Radicals Ultimate Frisbee
- May 17 - East HS Girls Soccer
- May 20 - Madison 56ers
- May 21 - Madison Radicals Ultimate Frisbee
- May 24 - East HS Girls Soccer
- May 26 - East HS Girls Soccer
- May 27 - Madison Radicals Ultimate Frisbee
- May 31 - East HS Girls Soccer

June 4 - Madison Radicals Ultimate Frisbee
June 11 - Madison Radicals Ultimate Frisbee
Source : <http://breesestevensfield.com/breese-stevens-events/>

Free hour of pool Monday - Thursday night after 9pm

OR

1/2 off one hour of pool any time.



Limit 1 coupon per customer; not valid with any other coupons, specials. Limit 1 per pool table. Expires 6/30/16

1/2 off any 2 appetizers during Happy Hour (3pm-6pm, Monday-Friday)

OR

1/2 off one appetizer any time.



Limit 1 coupon per customer; not valid with any other coupons, specials. Expires 6/30/16

1/2 off one of our Featured Cocktails

OR

1/2 off one of our 20 craft beers.



Limit 1 coupon per customer; not valid with any other coupons, specials. Expires 6/30/16

