



# TENNEY - LAPHAM

NEIGHBORHOOD ASSOCIATION NEWSLETTER

Spring 2018

## Senior Meal Site Opens at Festival Foods

In January the East Madison/Monona Coalition of the Aging (EMMCA) and the North/Eastside Senior Coalition (NESCO) in partnership with Festival Foods opened a new older adult dining site at the Festival Foods supermarket in the Tenney-Lapham neighborhood.

The new meal program, *My Meal, My Way* provides another senior dining site in Dane County that is easily accessible for older adults on the isthmus and provides meals to older adult residents on the North/Eastside and Eastside of Madison. The meal site occurs every Thursday, from 11 AM – 1 PM. Adults age 60 and older are able to enjoy a meal from the store’s salad bar and hot soup selection, and milk, coffee, and water are available to complement their meal.

Like our other older adult dining sites, we suggest a \$4.00 confidential donation. Friends and family are welcome to join. If they are under age 60, they will pay Festival Food’s posted price for the unlimited salad bar. Currently, we are averaging around 25 older adults each Thursday but as the weather warms up,



Volunteer workers at the meal site

we anticipate about 40 older adults each week. Please help us spread the word about this new dining site.

Festival Foods boasts a large parking structure with handicap accessible parking. Older adults can also call to schedule a free van-pick-up from their residence by 12 PM Wednesday. Vans will pick-up interested people around 10:45 AM for an 11:15 or 11:30 AM drop-off. After their meal, participants have an opportunity to shop for groceries before pick-up at 12:30 or 12:45 PM. Drop-off and pick-up times are dependent on whether you live on the North/Eastside or Eastside of Madison. Any

older adult living on the North/Eastside or Eastside of Madison is welcome to use this service.

Volunteers complement the meal experience by transporting each older adult’s meal to the dining area, serving beverages, bussing dishes, and assisting older adults that arrive and leave on our van transport. They also help create a warm and welcoming atmosphere for all of our guests. As our dining site continues to grow, we will need more volunteers to assist. Volunteer shifts run from 10:45 AM – 1:15 PM. Volunteers receive a free lunch and an opportunity to socialize with members of our community. There is a volunteer application, interview, and orientation process to ensure we provide a quality experience for our guests.

If you have questions or want to reserve a van pick-up, please call NESCO at 608-243-5252. If you are interested in volunteering or know someone that is interested, please contact Larry Jolón at [ljolon@nescoinc.org](mailto:ljolon@nescoinc.org) (608-243-5252) or David Wilson at [davidw@emmca.org](mailto:davidw@emmca.org) (608-223-3100).

## Edible Landscaping Planned for Reynolds Park

Exciting news! TLNA has been approved to plant five new fruit trees in Reynolds park through the City of Madison’s Edible Landscaping initiative. The trees will be placed along E Mifflin St between the sidewalk and the Water Utility building and will provide free public fruit and shade for all to enjoy for years to come. Neighbors voted for planting fruit trees as one of the top priorities for our parks and green spaces in a 2016 TLNA sur-

vey and helped turn that dream into reality through donations at the annual “Party in the Park” celebration.

The new trees will include some combination of sour cherry, pawpaw, peach, or pear trees depending on nursery stock availability at the time of planting. All the species were selected based on their local winter hardiness and ease of care. We’re excited to bring this new life (and maybe some new flavors) to the neighborhood!

Their planting is tentatively planned for the annual Reynolds Park cleanup day on Saturday, April 21, approximately 9am to noon. Bring your gloves and rakes—and this year a shovel!—to the work party to help beautify our open space, cultivate some greenery, and share some lemonade with your neighbors. A brief celebration of the new plantings will also occur during this year’s Party in the Park,

*(continued on page 18)*



## 2017-2018 TLNA Neighborhood Council

|                       |                           |                      |                          |                |
|-----------------------|---------------------------|----------------------|--------------------------|----------------|
| President             | <b>Patty Prime</b>        | 432 Sidney           | pprime@gmail.com         | (608) 251-1937 |
| Vice President        | <b>Tyler Lark</b>         | 842 E. Dayton        | tylerlark@gmail.com      | (920) 737-3538 |
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| Business              | <b>Bob Hemauer</b>        | 855 E. Johnson       | me@bobhemauer.com        | (608) 335-8282 |
| Development           | <b>Patrick Heck</b>       | 123 N. Blount, #303  | pwheck@gmail.com         | (608) 628-6255 |
| Housing               | <b>Keith Wessel</b>       | 307 N. Ingersoll St. | krwessel@itis.com        | (608) 256-1480 |
| Communications        | <b>Andy Adams</b>         | 208 N. Ingersoll St. | andy.adams@gmail.com     | (608) 843-1905 |
| Events                | <b>Marta Staple</b>       | 461 N. Baldwin       | martastaple@gmail.com    | (608) 347-2161 |
| Parks                 | <b>Bob Klebba</b>         | 704 E. Gorham        | bob.klebba@gmail.com     | (608) 209-8100 |
| Publicity/Newsletter  | <b>Jessi Mulhall</b>      | 1425 E. Johnson St.  | jessi.mulhall@gmail.com  | (608) 228-4630 |
| Transportation/Safety | <b>Jonny Hunter</b>       | 1105 E. Johnson St.  | jonny.d.hunter@gmail.com | (608) 320-0017 |
| Area A                | <b>Karla Handel</b>       | 1223 E. Mifflin St.  | karlahandel@gmail.com    | (608) 234-0217 |
| Area B                | <b>Meghan Conlin</b>      | 112 N. Breatly St.   | mjconlin@gmail.com       | (608) 963-6580 |
| Area C                | <b>Elena Satut-Duncan</b> | 1011 Sherman Ave.    | elena.satut@gmail.com    | (608) 230-5943 |
| Area D                | <b>Senay Goitom</b>       | 625 E. Mifflin, #221 | senay.goitom@gmail.com   | (312) 520-7115 |



## 2017-2018 TLNA Liaisons

|                 |                          |                 |                       |                |
|-----------------|--------------------------|-----------------|-----------------------|----------------|
| Member Outreach | <b>Richard Linster</b>   | 432 Sidney      | rlinster152@gmail.com | (608) 251-1937 |
| School          | <b>Jessica Becker</b>    | 1143 E. Dayton  | bikerbecker@yahoo.com | (608) 469-7527 |
| Public Safety   | <b>Mary Beth Collins</b> | 1245 E. Mifflin | mbclegal@gmail.com    | (608) 358-4448 |

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, 2018 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  
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 Newsletter Artist: Brian McCormick

Advertising: Richard Linster  
 Printer: Thyse Printing Service  
 Circulation: 2,400



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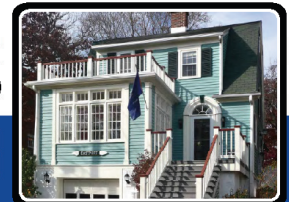
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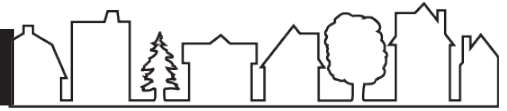


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## Let's Talk Bodega - A Market by Madison for Madison

If you have attended a Bodega at Breese Stevens in the past, you were likely greeted by an abundance of talented vendors, delectable food carts, and interesting musical acts. That's not changing in 2018, we promise. In fact, so far this year we have added over thirty new and exciting vendors and applications are still coming in at the time of writing this. What is changing is our logo, tagline, layout, website and focus.

The event has evolved so much since its debut in 2016 that the umbrella Breese Stevens Field logo no longer fits the event the way we thought it should. With all of our homegrown businesses and open air setting, we decided to opt for a more natural look. We decided on a wreath of flowers and leaves that can be adjusted each season to give each market its own feel, considering our switch from five monthly markets to three seasonal ones in 2018. This also turned out to be a fun coincidence when you look at our children's entertainment partners, and a unique new vendor who you will meet in May - the Crazy Daisy Flower Truck. Additionally, we have added a tagline to the event - A Market by Madison for Madison - to convey what this event is all about and as a tribute to the beautiful and dynamic city that hosts us.

If you are a past attendee of the

Bodega, walking through the gates on May 24 may feel a bit different. Our vendors will be in a layout running perpendicular to East Washington Avenue, our stage will be on East Mifflin facing East Washington, and the food carts, vendors, and dining area will line the Brearily end zone. A unique addition in 2018 is a partnership with Nature Net, who will be working with Tinkergarten and Nature Net members to provide hands-on children's programming that promotes interacting with the natural world at every Bodega in 2018. The Nature Net Nook will be located in the white tent on the East Washington side of the stadium.

Another facet of the event we are dabbling with is bringing in entertainment outside of live music. In May, we will be welcoming back the Madison Shakespeare Company who will be performing scenes from the company's 2012 debut play Julius Caesar, plus Richard the Third, Othello, and The Tempest. Madison Shakespeare Company has performed at Breese Stevens Field in the past and we hope to see them more often at the field in 2018.

We encourage everyone to explore the Bodega webpage on the [BreeseStevensField.com](http://BreeseStevensField.com) site to see which vendors will be in attendance at each Bodega, learn a bit about the vendors

represented, and click on their feature to dive in deeper to their organization. This year has been the first year we have asked vendors to submit images of their products and tell us their story in their own words. We have learned so much about the vendors we will see this year and we hope to share that with everyone who visits our website.

What all of this boils down to is the heart of this event, supporting your community in a fun and relaxed environment. The Bodega is a four hour period of time where you can gather with those close to you, peruse and shop local businesses, make new friends, listen to some great musical acts, grab a drink, snag a snack, and forget about the hustle and bustle of the world outside of the Breese Stevens Field walls.

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## James Madison Park is Getting a Master Plan



There is a lot going on both in District 2 as well as in the city overall. I'll cover some of the things which may be of interest happening in D2 and also include

a couple of things that are initiatives with more city-wide impact. 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.

### ***700 E. Johnson – South Side***

Houden Properties, the developer for this proposal, has filed the necessary paperwork with the city to move through the city process. The TLNA Council filed a letter in opposition to the project proposal. The expected dates for this proposal to be in front of City review committees are: Urban Design Commission – April 11; Plan Commission - April 23 and Common Council - May 1. Note that these dates are subject to change. I will include notice of these meetings in my weekly Alder updates “Meetings of Possible Interest to District 2”. Public testimony is welcome at these meetings.

Briefly, the development proposal includes demolitions of 4 existing houses, the moving of 2 others to 827 E. Gorham, the potential move of an additional house if a receiving site can be found and the construction of two 28-unit apartment buildings with some ground floor commercial space and a parking level underneath. If approved, construction would begin in the spring of 2018. For details about the project proposal see the TLNA development website.

### ***707 through 711 E. Johnson, 200 block N. Blount -- Renaissance Property Group development***

This development began last summer. It stalled last fall after having excavated for the new E. Johnson building. The developer is back on site now after securing needed city approvals and financing to proceed. He expects to be forming footings and foundations during March. The predicted completion date is end of year 2018.

### ***1314, 1318 and 1326 E. Washington - Messner Site***

Seven proposals were received in response to the County's Request for Proposals (RFP). Gorman & Company was selected through the County's RFP assessment process. The proposal is a mixed income, multifamily affordable housing project for veteran families. The proposal is available on the TLNA Development website. The County Board has not yet approved Gorman's selection, but that is expected to happen at their March 15 meeting. It is anticipated that Gorman will apply for funding from the County's Affordable Housing Development Fund. County Supervisor Heidi Wegleitner plans to ask that any awarded county affordable housing funds include a condition that 12% of the apartments be reserved for homeless families regardless of veteran status. In a meeting Supervisor Wegleitner and I had with Gorman and Co. representatives, Gorman representatives indicated support for this commitment.

After approval by the County Board, the proposal will have to go through the City's land approval process. This will minimally include review by the Urban Design Commission (since the property is in an Urban Design District), the Plan Commission (for demolition of existing buildings, conditional use approval and rezoning if requested) and the Common Council (for rezoning if requested).

### ***James Madison Park***

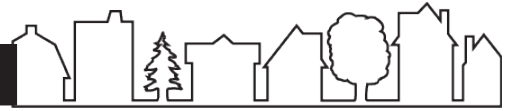
The Madison Parks Department is in the midst of a master planning process for James Madison Park. Five proposals were received in response to a Request for Proposals to lead this process. The proposal evaluation team scored proposals which resulted in the selection of the Urban Assets team to spearhead the process. There have been two public meetings to date to gather input. Another public meeting is scheduled for Monday, May 14 at 6:00 pm at Gates of Heaven. There have also been multiple other input sessions targeting specific groups such as the YWCA, the Children's museum, and others. In addition there is a stakeholders group (including people living in the houses within the park, Clean Lakes Alliance representatives, Gates of Heaven caretaker volunteers, etc.) that is providing feedback.

### ***Breese Stevens Field***

The City Parks Department and Big Top are now in the process of negotiating a new contract for the management of Breese Stevens Field. They are doing so using the input they have received from me, from neighbors, from event attendees, and from those impacted by (both positively and negatively) the use of Breese. There has been pretty uniform support for adding professional soccer to the mix of events at Breese. I think that will be a winner for everyone. There has been less enthusiasm for additional concerts with the primary issue being noise. There continues to be support for other sporting events as well as the Bodegas, movie nights, etc. I believe that we need an active, well used Breese. That's the way we can maintain this lovely venue for the good of the neighborhood and the city. There will be additional opportunities to weigh in on the draft contract. The final approval step is the Common Council after consideration by the



# Alder's Report



Board of Parks Commissioners. I will continue seeking a good balance of uses with sensitivity to neighborhood quality of life as we move forward.

## ***Bike Boulevard and Neighborhood Traffic Safety***

The neighborhood Traffic Safety and the Mifflin Bike Boulevard work group has continued to work with city Traffic Engineering and me on improved safety. As many of you know and experienced, one of the initiatives has been a 90-day test of a diverter of motorized vehicles at N Blair on E Mifflin. The intent of a diverter at this location is to encourage traffic to turn toward E Washington rather than proceeding down the bike boulevard. The test has been completed and additional traffic counts were undertaken by City Traffic Engineering after diverter removal to provide the best data for a decision about whether to recommend the permanent installation of a diverter when N Blair is reconstructed this year. City Traffic Engineering has determined that the diverter makes sense to achieve the goals of a safer bike boulevard. Traffic Engineering's recommendation can be found at: <http://www.cityofmadison.com/trafficengineering/blairmifflin/> Approval requires several public hearings with final approval needed by the Common Council. The hearings about this proposal are expected to be:

- Tuesday, April 17, Introduction at Common Council
- Tuesday, April 24, Pedestrian, Bicycle & Motor Vehicle Commission
- Wednesday, May 2, Board of Public Works
- Tuesday, May 15, Common Council

Contact Jonny Hunter or Patty Prime for further information or to participate in future strategy meetings regarding neighborhood traffic safety. Notes from the meetings can be found on the TLNA website.

## ***Task Force on Government Structure***

A Task Force on Government Structure was created last October to examine the City of Madison's governance structure. The work of the Task Force is expected to be completed by December 31st, 2018 with the Task Forces' recommendations on any potential structural changes to city government being presented at that time to the Mayor and Common Council. The Task Force is to examine the structure and powers of the Common Council and its committees and the structure and powers of the Mayor's office

The City of Madison has not had a formal committee to examine and report on the best structure of City government since the 1980's when the population of Madison was much lower and less diverse. The impending challenges of legislative redistricting based on the upcoming 2020 census and the annexation of the Town of Madison in 2022 provide further impetus to review the structure of City government. The final report is to include a description of the impact of any potential changes on people of color and those living with lower incomes. Recommendations are to include the optimal timing of changes. The Task Force is charged with developing a robust public engagement process including developing a method to learn about residents' perceptions of and experiences with governance in Madison, and their opinions about different structural options. In addition to the general public engagement process the Task Force is charged with seeking input from the following stakeholder groups: current and former Committee, Commission and Board members and Chairs; Neighborhood Associations; current and former Alders; and current and former Mayors.

I will include notice of all Task Force meetings on my regular weekly Alder updates "Meetings of Possible Interest to District 2".

## ***Comprehensive Plan – Imagine Madison***

This initiative is progressing rapidly. After some additional work by the Plan Commission, the draft plan will be referred to multiple committees for consideration and recommendations. Since the Plan Commission is the lead committee, the recommendations will all be considered there prior to the Plan Commission's recommendation to the Common Council. As I have noted before, this is an important city initiative that will influence the development and goals of the city over the next decade plus. All are welcome to attend and testify (should you wish) at any of the committee meetings where the draft plan is considered. The expectation is for the new Comprehensive Plan to be adopted by the Common Council late summer 2018.

### ***Your Voice***

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

- Alder Ledell Zellers

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## Funding Sought to Restore Historic Hill Grocery Site

While the mayor and the city have you imagining Madison for the future, imagine Madison one-hundred years ago when Hill's Grocery was in full swing at 649 East Dayton street. Patrons not only included residents in the vicinity but workers from the Badger Shoe company (today's Das Kronenberg condos) who most likely picked up some snacks, beverages, and smokes while they were on break or on their way to and from work. The shoe factory at its peak employed up to 250 employees and operated between 1910 and 1930.

In 1915 John and Amanda Hill bought what was once a hall for congregating called the Douglass Beneficial Society Meeting Hall and turned it into a grocery store which operated well into the 1980's.

Francis McMahan has lived in the Tenney-Lapham neighborhood his entire life. He remembers walking home from grade school at Lincoln School (now the Lincoln School apartments at 720 E. Gorham) and frequently stopping in Hill's grocery to get some candy. Fran-



John W. Hill, owner of Hill's Grocery  
*Wisconsin Historical Society WHS-37661*

cis said that Mr. Hill always wore a shirt and a tie covered by a long apron, just like in the picture above. Francis said that Mr. Hill was soft-spoken and very kind to kids like himself. He recalls Mr. Hill often sat on the front porch of the adjacent house waiting for patrons to enter the store.

According to the historical plaque on the corner of E. Dayton/N. Livingston that was erected in 2006, the Hills hold the record for the longest standing grocery store operated by a single family at well over 50 years. To this day you can still see the Hill's Grocery let-

tering painted on the glass windows.

The building has been vacant for years, stuck in time, with a painted white exterior, its entryway reminding us of its once commercial past. Rumor has it the floor has caved in and is in need of rehabilitation. The Hill family, with assistance from City of Madison Preservationist Amy Scanlon, has applied for a National Trust for Historic Preservation grant for funds for property improvements. Specially, the grant would come from the

African American Cultural Heritage Action Fund which awards money to advance ongoing preservation activities for historic sites representing African American cultural heritage. This past winter, TLNA President Patty Prime wrote a letter of support that was included with the submission for the grant funding for improvements.

The building is definitely rich in historical significance for the Madison black community.

The original Douglass Hall structure was moved to its current location in 1901 by John Turner who later sold it and the connected residence to the Hill family. According to property records,

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# History



the house next door right on the corner of Blount and Dayton was connected to the hall in 1912. John Turner and his wife, Martha, moved to Madison in 1898 from Kentucky and founded the Douglass Beneficial Society, named after Frederick Douglass, the abolitionist turned civil rights activist who preached universal brotherhood and called for amalgamation and assimilation. The hall served its purpose during the Progressive Era acting as a settlement house for the black community who formed an

enclave around the old city market and city horse barn which still stands to this day. Naturally, once the community was well established by 1917 there was a need for a place to buy food, and in stepped in John Hill, who first came to Madison to visit a friend graduating from the university.

Mr. Hill quickly moved his family to Madison, specifically to the house adjoining the hall and turned it into a grocery. If you look closely at the picture of Mr. Hill, courtesy of the Wis-

consin Historical Society, you can see some of the items he sold, like Purity Bread. A mural ad can still be seen for Purity Bread on Williamson St, thanks to a restoration effort a few years back in the Marquette Neighborhood.

In this year of affordable housing being the neighborhood association's priority, the council members all agree the properties are in need of repairs and sprucing up. The long neglected commercial space needs a new purpose. With new developments on the rise, there's enough community to support something special for this space...maybe even something that ties in with the unique historical district's roots.

- Jessi Mulhall



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### Save the Date for the Annual Party In the Park!

Get summer started with friends and neighbors in Reynold's Park on Sunday, June 10, from 4-7pm. This event is a great opportunity to meet your neighbors.

Do you know a neighbor that doesn't read this newsletter, use the Tenney Lapham facebook group, or subscribe to the TLNA email listserve? Bring them to the party!

Do you you a neighbor that is new the Tenney Lapham Neighborhood? Bring them to the party!

Do you know a neighbor that likes food, music, and having fun? Bring them to the party!

Over the years, the Party In the Park has been an opportunity for fundraising for our local elementary school, Lapham. This donation tradition started with Cork N' Bottle when they hosted this annual party and gave generously to the local school, and has continued since the party moved to Reynold's Park. In the last 3 years alone, Party In the Park has raised over \$5000 in donations for Lapham school. In those same 3 year, these neighborhood improvement projects have also been funded by money raised at this party from neighbors and local businesses:

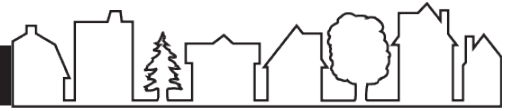
- \* flower boxes built by East High School students all along the business district of E. Johnson St.
- \* treatment for emerald ash borer in some of the big beautiful trees in Reynold's Park
- \* fruit tree plantings scheduled for this summer in Reynold's Park
- \* bike rack planned for Reynold's park

Mark your calendars, because this low key park event is always fun. This year, we will have horses to pet, food to eat, drums to bang, and lots of other fun stuff. More information will be in the summer issue of this newsletter.

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## History - Then and Now



*I have owned my home at 305 N. Baldwin since 1977 although the house was rented out when I lived and worked abroad for two stretches over that period.*

*My home was built in 1894. As you can see in the photo below on the right, it was among the first on Baldwin St. north of Johnson Street. This photo was given to me by Dave Mollenhoff, author of *Madison: A History of the Formative Years*; he ran across it during his research.*

*The photo below on the left is in the Wisconsin Historical Society Collection and is from the mid 1920s. (My house can be identified by the unusual roofline.) Someone who had grown up in Tenney Lapham had told me years ago that there was a house between mine and E. Johnson Street. However there were two. I believe they were removed when East Johnson was widened.*

*I've been told there was swampland to the east and an orchard toward the west. The photo at the bottom is of the house today. I've made a lot of improvements over the years but I believe it still maintains its character. I have really enjoyed living in the Tenney Lapham neighborhood over the years and will be happy to pass the house on some day.*

*- Ellen Hansen*



305 N. Baldwin is the house on the far left

*Wisconsin Historical Society WHS-117551*



Special thanks goes out to TLNA Housing Chair Keith Wessel for putting together the database of photographs and stories like this one of our local properties. View more historic homes in the Tenney-Lapham neighborhood at <http://tenneylapham.org/housing.html>



305 N. Baldwin today

*Photo by Ellen Hansen*

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## Remembering Old Tenney-Lapham -- Two Elizabeths, an Eleanor, and one Jean

Incorporated in 1897 with a capital of \$15,000.00, the North Side Land Company office front was at 23 North Pinckney in Madison, Wisconsin. This company was directly responsible for shaping parts of our neighborhood. Its directors left their mark also in the form of streets named after their loved ones – already by 1898, Elizabeth Wootton, daughter (and mother) of developer Frank M. Wootton had the road parallel to East Gorham between North Baldwin and North Few named after her. By 1899, Sidney Gay, son of developer Leonard W. Gay, had his name on the road connecting Sherman Avenue to Elizabeth Street. This North Side Subdivision was recorded in May of 1897 and around this same time, the Willow Park

Land Company was also busy developing lots along Sherman Avenue.

In 1899, Joseph Hausmann (owner of the brewery close by) and the Willow Park Land Company gave the first parcels of lakefront land to the Madison Parks and Pleasure Drive Association (MPPDA) which would become Tenney Park.

While the MPPDA developed Tenney Park and straightened the Yahara River (at one time known as Catfish Creek), Marston Street and its lots were conceived. Sand was being sucked out from the bottom of Lake Mendota using advanced methods – hydraulic dredging using engine technology – and helped fill in the last remains of marshy bits of land to the west of the Yahara. One of these

last low-lying parcels devoid of any buildings belonged to William J. Park. He wasn't a developer, but at the turn of the 20th century was a bookseller and printer. This small parcel was located to the north of Gorham Street, south of Sherman Avenue and roughly between Few and Ingersoll – the heart of what we call today the Tenney-Lapham Neighborhood. The land would soon become "Park's Subdivision," thanks to the spoils of dredging and likely additional fill from ashes or Isthmus ridge cutting or Tenney Park pond excavating. Other small subdivisions existed next to or nearby - Lenzer's, Cofflin's, Schubert's. To the northeast lay the already platted and nearly built-out "Northside Subdivision."

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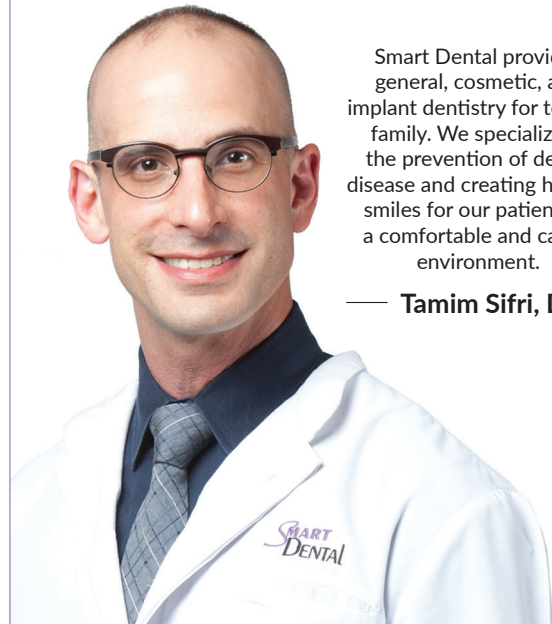
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# History



William Jackson Park and Margaret Kay Fairgrieve were both born in Scotland (William in 1831 and Margaret in 1835) and made their way to Madison in 1856. William came to Madison via New York where he worked for the “Harper Brothers,” presumably as a printer. Educated and trained in Glasgow, Scotland, William hit the ground running and worked at the State Journal. From May 15, 1863 until December 31, 1864, “Wm J. Park” was the official Wisconsin State Printer, taking over from the firm of Carpenter and Hyde (who could not complete their contract as written, due to increase in paper cost).

Soon Park established his own business - Wm. J. Park & Co. around 1866 at 11 King St. thanks to financial support from Benjamin Walker, a lifelong friend. Walker was a wealthy Englishman from Leeds and had a castle built on the shores of Lake Mendota. The Walker family left behind Madison and their castle in 1866. The castle was demolished in 1893

William and Margaret Park had at least five children with two names familiar to many current Tenney-Lapham residents – Elizabeth (Bessie) and Jean (Jeannie). There was also Alan, Benjamin (Ben), and Eleanor. The couple lived from at least 1875 (when Jean was born) until their deaths at 1128 East

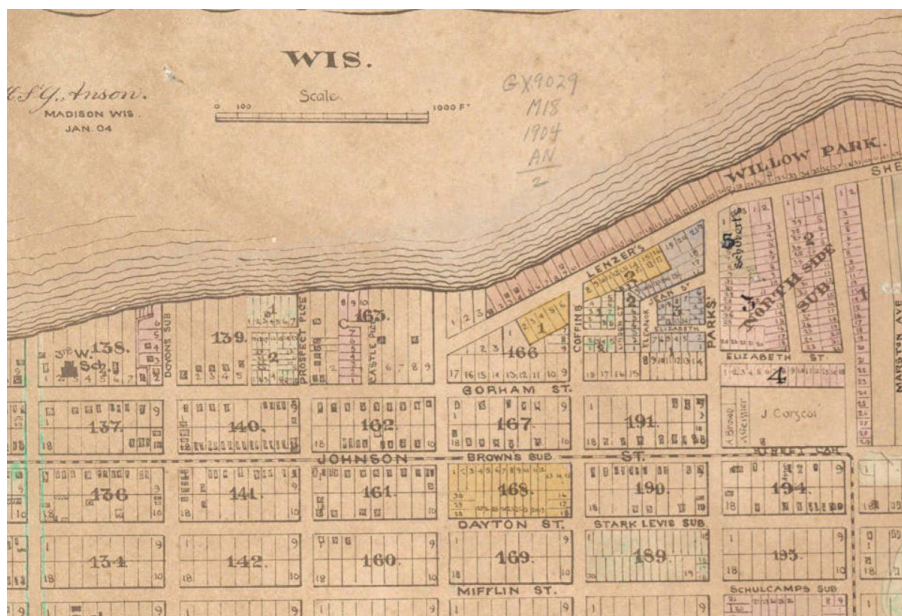
Johnson Avenue, a residence no longer existing. By 1892, the boys had married and moved out, leaving the three sisters Bessie J. (becoming Stanchfield), Eleanor H. (becoming Bennet) AND Jeanie T. Park (becoming Drake) at 1128 E Johnson. By 1898, William and Margaret were empty-nesters (for a few years) at 1128 East Johnson.

It appears that the business founded by William J. Park lasted from 1866 to 1904. The 1888 Madison Directory lists William J. Park & Company as sellers of books, stationary, pianos, organs and “musical merchandise.” The company was also listed as book binders, blank book manufacturers and had retail and offices at 110 and 112 King Street - the present location of Ancora Coffee on King Street. A few years later the business became Wm. J. Park & Sons and then around 1890 moved to 113 State Street. By 1902, William J. Park Co. is listed as selling bicycles, typewriters, stationary on State Street and managed by the younger son Ben who then lived with wife Minnie at 1127 E Gorham. Sometime after 1904 the business appears to become Park and Saffle with no Park family in the mix. In the 1909 Madison Directory, William J. is listed as retired book dealer.

Besides running the family busi-

ness, the Parks cashed in when they developed the land they overlooked from high on East Johnson. Sometime around 1899, William and Margaret named new roads in Park’s Subdivision after their three daughters. One road from Few to Ingersoll parallel to E Gorham named after the eldest daughter Elizabeth. So, Tenney Lapham actually has two different Elizabeths for “one” Elizabeth Street! What is now Jean Street was Jean AND Eleanor Streets. The curve in Jean Street marked the change from Jean to Eleanor (number 438 on up). Over time, Jean beat out over Eleanor in keeping that Park daughter’s name on the neighborhood map.

- David Panofsky





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## Schools

# Exploring the Natural World through Art and Music at Lapham Elementary

This school year the Kindergarten, first and second grade students at Lapham Elementary are celebrating the life and legacy of Increase Lapham. The art and music teachers have incorporated ideas about curiosity, observation, and keeping track of natural occurrences (phenology) into their lessons to help all Lapham students see themselves as Citizen Scientists.

Increase Lapham is often called Wisconsin's first scientist. However, he held no advanced degrees and called himself a Citizen Scientist. The students at Lapham learned about how their school's namesake started taking notes and drawing pictures of things he observed at a very young age. Based on one of Lapham's own journals, they made personalized observation journals in art class. Amy Mietzel, the artist who runs Bare Knuckle Arts on Winnebago Street, spent two weeks in the art classroom making these journals with the students.

Carolyn Byers, the Director of Education at Madison Audubon Society (MAS), then brought bird and nature



fun to the music classes. She led activities to help students understand how to listen to birds, what they are saying to each other, and what we can learn from them.

Students played Birdcall BINGO. Kids listened to the songs of more common birds like crows, robins, and blue jays, as well as the intriguing calls of Baltimore orioles and sandhill cranes. Carolyn helped the kids identify each call so they could get a "BINGO!"

They also played a game called "our unique sounds." Each student received a small piece of paper with a short nonsense word printed on it. After learning "their" bird song, they milled about singing this unique word. Just as birds recognize each other by their calls, eventually each child found the other child singing the same song. The birds of a feather flocked to-

gether.

At the end of each class, students used their hand-made Citizen Science Journals to write about what they had learned and draw some of the birds.


Carolyn says, "all MAS educational programming is free for teachers and students! Contact us if

you would like to discuss a partnership or borrow a lesson kit (Carolyn.byers@madisonaudubon.org or 255-BIRD). We also offer free family-friendly field trips at local natural areas. More information can be found at [Madisonaudubon.org](http://Madisonaudubon.org)."

- Jessica Becker ([betweentwolake-sandahardplace.blogspot.com](http://betweentwolake-sandahardplace.blogspot.com))



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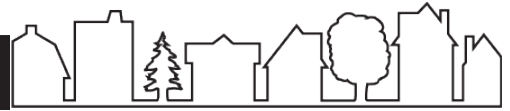
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Scene in the 'hood

*Photo by Bob Shaw*

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## Dane County Aims to Expand Affordable Housing Options



I am thrilled that TLNA has prioritized affordable housing work this year! I am honored to represent a neighborhood that wants to be part of the solution to ending homelessness. Unfortunately, I had the flu and could not attend the February 20 neighborhood meeting on the topic.

In the 2015 budget, the Dane County Board established an Affordable Housing Development Fund and committed to allocating \$2M in capital funding each year for four years. In the 2018

capital budget, the annual allocation was increased to \$3M. Over the last three years we have funded projects in Madison and in municipalities all over Dane County. Yet despite the County's efforts -- and the City's, which I expect you heard about at the Feb. meeting -- there are tens of thousands of families in Dane County who are housing insecure and on the verge of becoming homeless because they cannot afford their housing.

The affordable housing gap is significant and the County, alone, is not capable of addressing it. We can, however, increase our funding and make policy changes to improve the funding process, improve the quality of the projects selected, increase the number of projects we fund, and use the power of

our purse to expand access to housing.

**First, we need to improve transparency in the affordable housing development funding process.**

I am pursuing ordinance amendments that would require creation of an affordable housing funding committee that would publicly notice meetings with project proposals and take public comment on the proposed projects. This would make the County funding process similar to the City funding process and the CDBG funding processes. After hearing from the public, the funding committee would then make funding award decisions that would



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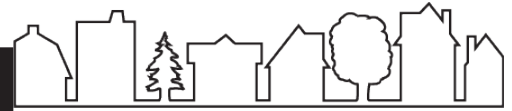


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# Supervisor's Report



be introduced to the County Board by resolution.

**Second, we should ensure that our County funded projects advance other County goals to end homelessness, comply with our HUD funding requirement to affirmatively further fair housing, and protect tenants from abusive practices.**

To further the goal of ending homelessness, I am pursuing legislation which would require County funded projects to set aside at least 12% of their units for individuals or families on the Communitywide Priority List for housing maintained by the Homeless Services Consortium of Dane County (HSC). For the last three years, HSC providers have been identifying individuals and families experiencing homelessness and assessing their vulnerability as part of our Zero Initiative. Once assessed, the individual or family is placed on the list based on how long they've been homeless and their vulnerability assessment score (VI-SPDAT). The HSC Housing Placement group then works to match the families and individuals on the top of the list with available units in the community. When Rethke Terrace opened in June 2016, dozens of chronically homeless individuals were moved off the streets (and the Priority List) and into permanent supportive housing. The HSC is constantly trying to recruit private landlords to house persons on the Priority List. It is imperative that our publicly funded affordable housing projects include units for people on the Priority List so we can continue to make progress to end veteran homelessness, chronic homelessness, and family homelessness. Last year, we effectively ended chronic homelessness among veterans in Dane County.

To further the goal of affirmatively furthering fair housing, I am pursuing legislation to establish screening criteria

requirements that expand housing access and ensure that people in protected classes are not disproportionately denied from County funded housing projects. To enhance tenant protection, the legislation will limit late fees to 5% of the tenant's rent and cap security deposits to one month's rent.

**Third, we can increase our affordable housing stock by prioritizing underutilized or surplus county property for housing the homeless.**

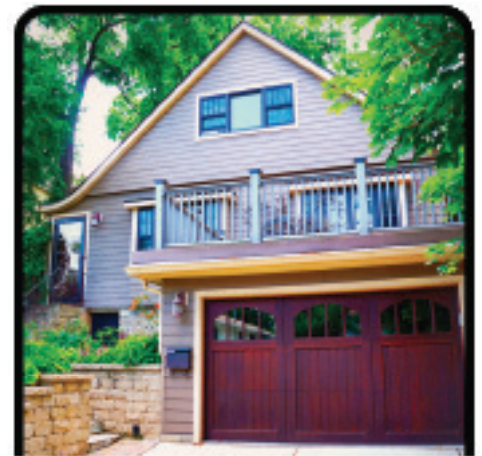
The first real example of this by the County is the redevelopment of the Messner property for mixed income, multi-family affordable housing. I think we can build on this concept by amending our ordinances and formally prioritizing homeless housing like the federal government. Title V of the McKinney-Vento Homeless Assistance Act allows states, local governments, and non-profits to apply for unutilized, underutilized, excess, or surplus federal property to assist homeless persons. Each week HUD publishes a listing of available properties and eligible entities may express interest within 60 days of the publication. I support a local counterpart to Title V that would involve our Department of Administration evaluating underutilized County properties, including tax-deeded properties, for suitability for housing the homeless. I will be working with policy experts at the National Law Center for Homelessness

and Poverty to implement this legislation in Dane County.

I look forward to our work together to expand affordable housing opportunities in District 2 and other high-opportunity areas of Dane County. Please reach out if you want to talk more.

- Heidi Wegleitner

wegleitner.heidi@countyofdane.com



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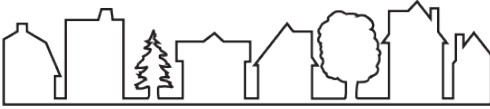
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### Affordable Housing is Important to the Neighborhood



Neighbors, this year TLNA will focus on supporting affordable housing. As you may imagine, that is a ginormous issue, and we are but

a small volunteer association. Why would we adopt such an ambitious theme? And what could we possibly do to encourage affordable housing.

Here are some of the reasons that housing affordability is important to us:

1) We live close to downtown and housing values and rents are climbing. Historically, Tenney-Lapham was a collection of all kinds of housing options, making it possible for people with modest incomes able to live here. But

as our property taxes go up and rents go up, there will be fewer people able to afford housing in our neighborhood.

2) Tenney-Lapham used to provide a lot of rental housing for students. But students now live primarily downtown, and the rental housing has been filled by a mixture of graduate students and our younger workforce. However, in some cases those buildings have not been well maintained and then they become attractive to developers who can benefit from much denser new buildings. The rents in the new buildings are generally higher than in our existing housing stock.

3) The city and the neighborhood planned for increasing density by filling in the areas where businesses have left. This is smart planning for our city. Resources are much better conserved in denser downtown areas. And liv-

ing downtown has become much more popular. That popularity also puts pressure on prices in Tenney-Lapham.

4) The growth in housing in Tenney-Lapham has been at the higher end of the income scale. We have seen the gap growing between those who can afford the most expensive rents and those who cannot afford anything at all. The homeless often are here for the same reasons that we are here. The services that they desire are in and around downtown.

As a starting point, to support affordable housing, we held a neighborhood meeting about housing in Madison to learn more about what factors influence pricing in relation to income. Matt Wachter, Manager of Real Estate Services for Madison, gave an excellent presentation. You can find that presentation here: <http://www.tenneylapham.org/web-data/pdfs/wachter2016.pdf>.

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# President's Report



While we may not be able to change the economics of housing, here are some ways that we hope to lend our influence:

1) Support affordable housing in new development proposals.

a) TLNA has supported affordable housing such as The Breese and City Row.

b) When Dane County decided not to use the Messner property for a Day Resource Center, they asked the neighborhood for input and we suggested

affordable housing. Dane County is following through on that request.

c) As development proposals have come forward in Tenney-Lapham, we have asked that they include affordable housing.

d) We have worked with Marquette Neighborhood on a joint affordable housing statement.

2) Encourage maintenance of existing housing stock.

Last year, we worked with city hous-

ing inspection to do a programmed review of several areas in our neighborhood. The objective was to encourage landlords to maintain their housing and to discourage development by neglect.

This may become more difficult as the state is considering a law to prohibit programmed inspections.

3) Celebrate the diversity of housing in Tenney-Lapham.

a) On TenneyLapham.org, we have a link to Historic Homes. We are collecting pictures and stories of homes in the neighborhood to enjoy!

b) In September, TLNA plans a 100 year celebration in Tenney Park. There was a burst of development in our neighborhood 100 years ago and we want to have a neighborhood birthday party! More on that to come.

4) What can we do about homelessness and the problems that brings to our neighborhood?

a) For the past year, TLNA has been meeting with the Salvation Army with the goal to improve our relationship, to become better neighbors to each other.

b) We have met on numerous occasions with Parks personnel and Madison police to address problems in James Madison Park and Reynolds Field. This is a continuing issue.

There is more that we can do. Just today, a couple of us met with Operation Welcome Home, a group that reaches out to the homeless to help them find services. The more that we can learn about these agencies, the more we can ask for their assistance in finding solutions.

Supporting affordable housing is complicated. There are so many factors that influence the prices we pay, many we can't control. But if there is one thing I'd want you to remember is that we have a lot to celebrate. We live in a lovely, desirable place, filled with caring neighbors, so see you around the neighborhood!

- Patty Prime



(Fruit Trees from page 1)

to be held Sunday, June 10<sup>th</sup>, 4-7pm. Come out for a toast to the trees and enjoy all the other fun offerings of the neighborhood block party and shindig.

If you are interested in learning more about the new fruit planting, helping to maintain the trees, or planting additional edible landscapes in other public locations throughout the neighborhood, feel free to contact me or anyone on the TLNA council (we'd be happy to help facilitate the city application process) or visit the [City of Madison's Edible Landscapes website](#).

While you're at it, if you are interested in planting edible, native, and pollinator friendly landscapes in your private yard or terrace you might also want to check out the [City's Terrace and Yard Plantings webpage](#).

Thanks for helping make our neighborhood a more vibrant and healthy place to live and play--and bon appétit!

-Tyler Lark (tylerlark@gmail.com)

### Celebrate Earth Day on April 21

by helping clean up Reynolds Park. We will be spreading mulch, raking leaves, picking up trash and hopefully planting the new fruit trees. Show up any time between 9-12 and if you have a rake or wheel barrow, bring that along also. If you have any questions, contact Bob Shaw at [robert.e.shaw@gmail.com](mailto:robert.e.shaw@gmail.com).



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## Community

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

The 17<sup>th</sup> Annual Tenney-Lapham Art Walk will take place on Sunday, June 24 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. This is an opportunity for our artists, established and new, to give more exposure to their work and

to talk to people about their work. The public is given a map guiding them from artist house to house. Every year those attending the Art Walk have been very excited to visit our exhibit spaces and see our art. Contact: [sharonredinger@gmail.com](mailto:sharonredinger@gmail.com) if you are interested in being in the Art Walk.

### Camping with you neighbors!

Once again, dozens of TLNA families and friends will make the trek to Wyalusing State Park over Labor Day weekend to enjoy nature, games, great food, and even better comradery. The group camp site has been reserved for Labor Day weekend (August 31 - September 2) and we are always looking for new families to keep this wonderful tradition alive!

We attended our first Wyalusing trip a couple years ago, and I must admit that I was not sure what to expect. If you're like me and large group gatherings aren't always your thing, a social camping weekend can sound daunting. However, it turned out to be anything but! The laid back weekend offers something for everyone: hikes, bike rides, board games, quiet time, and kids' activities (including a can't miss talent show). You can choose to join in activities, explore on your own, or just sit by the campfire with a good book and a beer. Plus, it's a great opportunity to meet new friends, learn what your neighbors are up to, and watch your kids run wild!

There are four first-come-first-serve private rooms for families with young children and nursing babies. All campers pitch in on kitchen and work crews and help with clean up. The cost is \$35.00 for each family member and includes two-nights stay and meals. Volunteers plan the event, do the shopping, and prepare parts of the meals. To sign up for this Fall, you can contact David Staple ([dwestaple@gmail.com](mailto:dwestaple@gmail.com)); a sign-up form will also be distributed to previous attendees and on the tlna listserv.

-Brad Herrick



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| 848 E Gorham         | 1972      | \$319,900  |
| 807 E Mifflin        | 1596      | \$399,900  |
| 809 E Mifflin        | 1596      | \$399,900  |
| 149 Dayton Row       | 1420      | \$400,000  |
| 815 E Mifflin        | 1596      | \$414,900  |
| 828 Prospect         | 4500      | \$949,900  |

## Pending

|                     |      |           |
|---------------------|------|-----------|
| 30 Sherman Ter, #1  | 852  | \$125,000 |
| 9 Sherman Ter, #3   | 852  | \$125,000 |
| 819 E Mifflin, #306 | 792  | \$249,900 |
| 829 E Mifflin       | 1079 | \$336,900 |
| 123 N. Blount, #201 | 1014 | \$339,900 |
| 819 E Mifflin, #310 | 1189 | \$374,900 |

## Sold

|                     | Days on Market |             | Sale Price  |
|---------------------|----------------|-------------|-------------|
| 6 Sherman Ter, #3   | 19             | \$89,900    | \$89,000    |
| 34 Sherman Ter      | 0              | \$124,300   | \$124,300   |
| 203 N Ingersoll     | 5              | \$162,000   | \$155,000   |
| 1005 E Johnson      | 42             | \$259,900   | \$245,000   |
| 827 E Mifflin       |                | \$274,900   | \$274,900   |
| 801 E Mifflin       |                | \$349,900   | \$352,400   |
| 805 E Mifflin       |                | \$362,900   | \$362,900   |
| 819 E Mifflin, #308 |                | \$374,900   | \$374,900   |
| 117 N Ingersoll     | 76             | \$405,000   | \$395,000   |
| 811 E Mifflin       |                | \$399,900   | \$399,900   |
| 813 E Mifflin       |                | \$406,264   | \$406,264   |
| 819 E Mifflin, #302 |                | \$414,255   | \$414,255   |
| 819 E Mifflin, #304 |                | \$419,900   | \$445,000   |
| 1216 Elizabeth      | 9              | \$489,900   | \$468,000   |
| 1220 Sherman        | 10             | \$1,200,000 | \$1,200,000 |
| 1252 Sherman        | 13             | \$1,300,000 | \$1,250,550 |



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