



# TENNEY - LAPHAM

NEIGHBORHOOD ASSOCIATION NEWSLETTER

SPRING 2020

## East Side Neighbors Rally Against F-35s



By Evelyn Atkinson, Area Rep

On Saturday, February 29, over 500 people marched to the gates of Truax Field to protest the plan to base F-35 fighter jets in Madison. The Air Force announced in February that Madison, one of five potential sites, was the preferred location for the fleet. Yet many in the neighborhoods surrounding Truax Field oppose the F-35s and have taken steps to make their voices heard before the final decision is made.

The impact of high-decibel noise is one of the community's central concerns. The Air Force's Environmental Impact Statement, issued February 19, concludes that over 2,200 residents of the area stretching from Commercial Avenue north to Highway 19 would experience 65 decibel-level noise, while around 300 residents of the Carpenter-Ridgeway neighborhood would experi-

ence sound levels between 70-75 decibels. According to the Federal Aviation Administration, 65 decibels and above is "not compatible" with residential or school use. The Center for Disease Prevention and Control has found exposure to loud noise to contribute to health conditions like high blood pressure, high cholesterol, and hypertension, while the World Health Organization has linked high-decibel noise exposure in children to poorer reading comprehension, standardized test scores, and long-term memory.

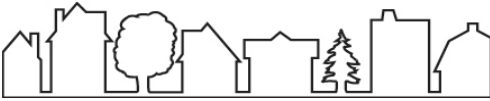
According to Alder Syed Abbas, who represents District 12, an economically and racially diverse community surrounding Truax, "The new fighter jet noise

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**TLNA is Seeking Artists for Art Walk**  
See page 7

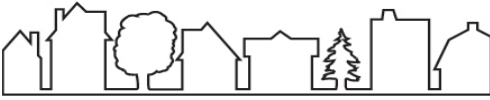
**COVID-19**  
Support our Local Businesses

See Page 10



## 2019-2020 TLNA Neighborhood Council

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The newsletter of the Tenney-Lapham Neighborhood Association is published 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, PO BOX 703, Madison, WI 53701 (tlna.newsletter@gmail.com) or found at <http://tenneylapham.org/adrates.html>.

The deadline for the Summer 2020 issue will be May 1, 2020. Views expressed in the newsletter are the view of the writers and not the views of the TLNA Council. The contents of this newsletter along with back issues can be found at the TLNA's homepage: <http://tenneylapham.org>.

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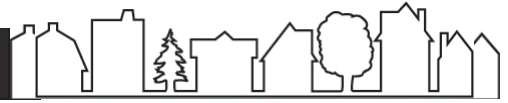
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### TLNA President!



Jonny Hunter

O u r neighborhood is lucky to have an active neighborhood association - the Tenney L a p h a m Neighborhood Association (TLNA). The organizing that is done via the TLNA helps bring vibrancy, community events, and thoughtful dialogue to our part of the isthmus. Members of the council put countless hours into making this neighborhood a better place to live. Navigating the many municipal agencies is a complicated process and council members dedicate time to engaging these agencies for our collective better.

Traffic calming has obviously been an important issue in our neighborhood -- as our neighborhood is at the center of all the transportation that comes through the isthmus on the three major arteries of E. Gorham, E. Johnson, and E. Washington. Recently, the efforts of neighborhood volunteers helped to get stop signs at E. Mifflin and N. Ingersoll to help calm traffic around Lapham elementary school, along a main pedestrian route to and from the school. Recent collaboration with Traffic Engineering also resulted in permanent stop signs on Elizabeth and Baldwin Street, helping to slow cut-through traffic on the residential street. Bob Klebba and the rest of the traffic and safety committee have been leading these traffic calming efforts, holding

meetings to hear neighbors' concerns and producing a document for Traffic Engineering that aggregates and prioritizes the commitments to a safer Tenney-Lapham neighborhood. Members of the TLNA also contribute efforts to many other neighborhood endeavors - including projects in the parks, neighborhood social events, and much more.

Our active neighborhood association is in large part thanks to the tremendous leadership of Richard Linster (fondly known just as "Linster") in making sure that the TLNA membership stays active and continues to grow. Linster has worked selflessly for over 35 years on the council to better the neighborhood, in many different roles, not least of which was council presidency at a time that required the skillful navigation of massive growth and development in our neighborhood. Here's to the amazing efforts of the TLNA council and neighbors as we work together toward continuous improvement in our wonderful neighborhood!

If you are not yet a member of the TLNA, join us! Or renew your membership! Fill out the membership form found here, online [link to <http://www.tenneylapham.org/web-data/pdfs/membershipbrochure.pdf>]

#### Subscribe for Free

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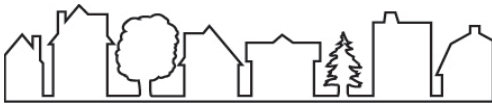


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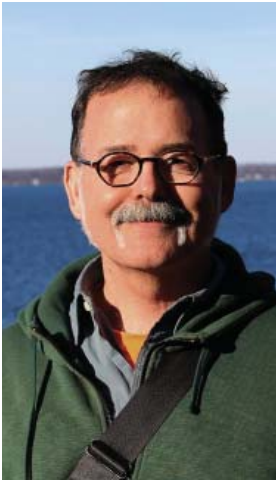
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## News from Patrick Heck, District 2 Alder



Patrick Heck

Hello Tenney-Lapham neighbors. I hope that by the time you read this, the threat of late season snow has dissipated and that temperatures are hinting at spring's arrival.

With climate change it seems as if we are often experiencing winter temperatures warm enough to cause icy rain rather than snow. Warmer temperatures also contribute to icy sidewalks and roads after the sun goes down and the ground is still frozen, so please try to be cautious whether you are walking, biking, or driving.

It has been difficult to keep the snow and ice off sidewalks with so many melt/freeze cycles. The city provides sand for residents in the form of a big pile in the Tenney Beach parking lot off Sherman Avenue, so grab a bucketful when you can and spread it on your sidewalks as needed. Using sand is much better for our lakes than using salt, but if you must use salt, please do not overapply.

If you do encounter sidewalks that are chronically not cleared or icy, you can use Report-A-Problem: <https://www.cityofmadison.com/reportaproblem/>

Report-A-Problem can also be used for many other issues from noise complaints to refuse collection issues and from unkempt property to inoperative traffic lights. When a concern is related to a neighbor's behavior or property, I recommend first chatting with neighbors whenever possible rather than relying on city enforcement mechanisms.

This winter I've heard from quite

a few residents about the sometimes-poor clearing of sidewalks on city properties. Since I walk or bike most every day throughout Tenney-Lapham, I've wondered about this too. The Parks Division tells me that when there is snow to clear on public property, including park sidewalks, several different agencies are responsible; it is all hands on deck and a group effort. Despite everyone pitching in, there isn't always enough staff to get to all properties in a timely fashion. Unfortunately, the city can't easily hire extra people to focus on snow removal because they would have little to do when it isn't snowy. The city budget situation also dictates that any new hires or even more contractors would likely have to come at the expense of other city projects or efforts. Adding staffing is a challenge. Regardless, I hope that the city can do a better job around parks and other public spaces.

### Change Expected to Allow On-Leash Dogs in Most Parks

#### Canine Population Boom

Many parts of Madison, including Tenney-Lapham, have seen large increases in their dog populations. I'm not a dog owner, but I love my dog friends and do appreciate the need for pets of all types to have access to healthful environments and appropriate exercise opportunities. On the other hand, I also understand that some dogs can be unpredictable and that a minority of dog owners do not keep their dogs in check; do not keep their dogs away from those who may have a legitimate fear of dogs, and some are so rude as to not clean up their dog's waste.

#### Current Parks Policies

For years Madison has not al-

lowed dogs in most city parks, other than in a few parks, such as James Madison Park, which have been part of a pilot program that has allowed dogs on leash and only on park sidewalks and trails. Generally, the pilot was judged a success. It, however, has become clear that some dog owners in all parks either did not know of the current policies or simply ignored them.

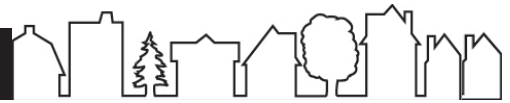
### City Process for Developing New Policies

During 2019, the Parks Division and the Board of Parks Commissioners held a series of public meetings and conducted a resident survey as they examined city policies related to dogs in city parks. Many cities across the US have loosened restrictions on dogs in public parks, so the effort also examined best practices in other cities while taking input from residents about various scenarios for increasing access for dogs. Generally, residents supported loosening restrictions for parks, but there was a substantial minority who were opposed, so the Board of Park Commissioners looked for common ground.

#### New Policies for Parks

It is likely that by the time you read this, Common Council will have approved a new ordinance and associated policies that were endorsed by the Park Commissioners. The changes will allow on-leash dogs in most city parks. Under the new policies, dogs will not be allowed on or near playgrounds, athletic fields when activities are occurring, conservation parks, and in several other locations/circumstances. The city's eight off-leash dog parks, none of which are in District 2, will remain off-leash.

At this time, it is expected that the only totally dog-free park in District 2 will be Period Garden Park,



but per the proposed new ordinance and policies, the list of dog-free parks can be altered in the future with the consent of the Parks Superintendent and the Parks Commissioners. Future changes to the dog-free park list do not have to be approved by Common Council. Note that B.B. Clark and Morrison Parks on Lake Monona will be the nearest dog-free parks of any substantial size.

Additional District 2 dog-free park areas include Breese Stevens Field and the beaches at both Tenney Park and James Madison Park. It may be that TLNA and other stakeholders will come together in the near future to assess these changes, particularly with regard to Reynolds Park. My current thought is to see how things go once the ordinances and policies are enacted before considering changes. Note that the Parks Division has designed a public education campaign and an accompanying boost in education and enforcement efforts once the policies go into effect, so you should be hearing more.

### Homicide on N. Blair Street

As of this writing, the Madison Police have not released additional information about the Feb. 8 homicide that occurred in an apartment at the corner of E. Dayton and N. Blair. Central District Captain Kelly Donahue assures me that they believe the incident was not random and that MPD believes there was and is no danger to the public. I recognize that loss of life was not just terribly sad, but also quite concerning. As you can imagine, it is not unusual for the police to keep some details of incidents and investigations quiet while they pursue leads. I hope we hear more soon.

### City Grants Support Local Businesses

The Common Council recently approved funding for a renovation

project that is being undertaken at 824 E. Johnson Street. The funding will support exterior renovations at what will be the new location of longtime neighborhood coffee shop and gathering place Johnson Public House. The city's Façade Improvement Grant Program helps small businesses renovate the facades of existing buildings thereby reusing existing structures and allowing improvements that would otherwise be difficult for small businesses to afford. The Baldwin Street Grille at 1304 E. Washington Avenue was also awarded a Façade Improvement Grant last fall for the upcoming renovation of their building exterior.

### Reynolds Park Updates

During March, a contractor is expected to begin installing new lighting on the top of the Reynolds Park water reservoir. Four 25-foot tall security light poles will be installed. The lights will primarily facilitate bike polo during the times of the year when sunsets occur earlier. The lights are not expected to be bright enough or tall enough for tennis. As mentioned in the winter TLNA newsletter, the lights will be on only when the courts are in use and will be off by 10pm at the latest.

In April or early May, the Board of Park Commissioners and Common Council are expected to enact

a permanent ban on alcohol consumption in Reynolds Park. The ban enactment date is to-be-determined due to the scheduling logistics of getting the ban through both bodies. If behavior problems such as those of last summer start to crop up, the Parks Division is willing to enact another temporary alcohol ban until the permanent ban is in place.

### Salvation Army Redevelopment Update

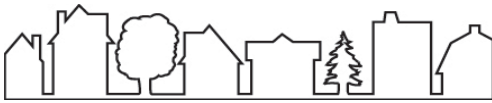
According the Salvation Army Dane County, it is likely that the redevelopment of their property in the 600 blocks of E. Washington and E. Mifflin will not move forward until the spring of 2021. The Salvation Army is awaiting the annual spring announcement from WHEDA that reveals which applicants will be awarded Section 42 tax credits. If their application is successful, the affordable housing apartment building along E. Mifflin would be partially funded by those tax credits. The Salvation Army is also in the midst of a multimillion-dollar fundraising effort for the project.

Assuming that the redevelopment will not occur until 2021, the current shelter operations will likely continue into 2021. I've met with the Salvation Army several times over the winter to discuss addressing both issues for the current configuration and for when the new

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## News from Patrick Heck, District 2 Alder

facilities are built. There will be a community meeting of all stakeholders later this spring when the Salvation Army will discuss what they are doing to alleviate current concerns, incidents and impacts that occur during warmer weather, and issues that are anticipated once the new facilities are built. I remain hopeful that a coalition of the City, neighbors, businesses, non-profits, other service providers, and the Salvation Army can work together to design and implement solutions.

### Valor Update: Good Vibrations?

According to Gorman and Company, the developer of Valor at the site of the old Messner buildings in the 1300 block of E. Washington, construction should be underway by the time you read this. Begin-

ning in late March or early April, they will be putting in stone columns which will involve vibrating stone into the ground. Gorman indicates that it's not quite as loud as pile driving, but there will be noise. It will take about 30 days to complete that aspect of the construction. The Valor will provide long-awaited affordable housing and services for veteran-led families.

Please don't hesitate to contact me with questions about our neighborhood, the district, or the city. While I may not be able to answer all questions, I can certainly point you to the right city resource.

Patrick Heck  
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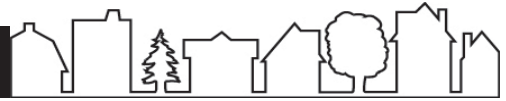
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# Seeking Artists

## 19th-Annual Tenney-Lapham Art Walk Seeks Artists

The 19th Annual Tenney-Lapham Art Walk will take place on Sunday, June 28, 1-5pm. Artists living in the T/L 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 walking 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. At this point, the following artists will be exhibiting their work in the Tenney/Lapham Neighborhood Art Walk: Brian McCormick, Gay Davidson-



Zielske, Jane Scharer, Jay Solwold, Ken Vogel, Hannah and Will Sandvold, Mary Gill, Jeannette Deloya, Patti Coffey, Chris Julson and Mike Franke, Bill Redinger and Sharon Redinger. Contact: [sharonredinger@gmail.com](mailto:sharonredinger@gmail.com) if you are interested in exhibiting your art in the Art Walk.

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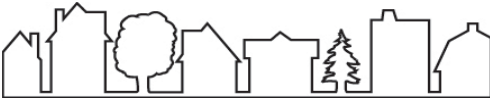
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### Flood prevention ordinance considered

Proposed ordinance changes will increase flood resilience in Tenney-Lapham



By Laura Hanson Schlachter

I love a good Midwestern thunderstorm. The anticipation. The deluge. The electricity in the air.

Yet I felt strangely uneasy about the torrential rain that hit Dane County on August 20, 2018. It just kept coming. And coming. I checked anxiously on my sleeping infant daughter, wondering how the lakes near our home could possibly contain all that water. I'd only later learn that almost 7 inches of water fell in Madison in 14 hours, setting precipitation records and spawning flash floods that caused power outages, closed roads, and swept one stranded motorist away (up to 15 inches fell in some areas to the west). I'd only later learn that water overwhelmed the storm system and had nowhere to go but streets and bike paths surrounding our home. Over the next few days, several roads near the Yahara River became impassable except by canoe.

The 2018 storm prompted two kinds of flooding: flash and lake-level. Flash flooding, which was most severe to the west, happens when rainfall overwhelms the storm sewers and water continues flowing wherever it can (often basements and other places

we'd rather it not). The storm also prompted lake-level flooding, which occurs when rainfall is faster than the natural movement of water through the chain of lakes and rivers surrounding Madison. Tenney-Lapham was one of the neighborhoods hardest hit by lake-level flooding in August 2018.

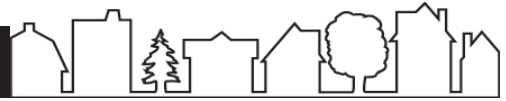
Unfortunately, climate change means that both kinds of flooding are becoming more common. Our region experienced 100-year rain events - storms with a 1 in 100 chance of occurring in a given year - in 2016, 2017, and 2018. Although few of us were affected thanks to proactive measures from city engineers, Tenney-Lapham was at risk of lake-level flooding again in 2019. So what can we do to increase flood resilience in our community? City of Madison Engineering staff have spent the last eighteen months talking with neighborhoods and exploring strategies to make our city better able to weather these extreme rain events. One such strategy is updating Madison's stormwater design standards. The proposed changes to Madison General Ordinance Chapter 37 would require new developments to retain more water on site. The changes would also apply similar require-

ments to redeveloped sites for the first time. Take, for example, the Galaxie on East Washington. The building replaced an existing car lot and was essentially grandfathered into outdated water retention standards. Rather than being required to add rain barrels and green roofs to keep more runoff on site, the developers of Festival Foods and luxury high-rise apartments were allowed to build to the same stormwater retention standards as the car lot preceding it. The revised ordinance would change that. Understandably, some stakeholders have expressed concern that the changes will further increase costs in an already-expensive market. According to City Engineering, for example, meeting these requirements in the new Public Market has added about \$90,000 in construction costs. To put that in perspective, the August 2018 flooding caused an estimated \$4 million in damage to public infrastructure and another \$30 million to private (largely residential) property. Putting aside the question of who should pay for the negative externalities of climate change, implementing basic flooding resilience measures is simply smart planning.

Although the 2018 flood upended



## Flooding



commutes, submerged basements, and disrupted my neighbors' plans to sell their house, one bright spot was that it turned out to be a great teaching tool. I used it as a case study in my environmental sociology courses to explore whether natural disasters are so "natural" after all. The August 20th storm was undoubtedly a meteorological train without a conductor - an "act of God" in the parlance of our homeowner's insurance policy. Yet the flood was also caused in part by human decisions. Anthropogenic greenhouse gas emissions are scrambling ecological systems, leading to more frequent and severe rain events.

Our failure to implement adequate stormwater management guidelines also played a role. I'm glad to report that we have many opportunities to choose a more sustainable future.

- Learn more about the proposed changes and public meetings on March 5th and 24th at <https://cityofmadison.com/engineering/StormwaterOrdinanceUpdates.cfm>.
- Email a written public comment to [engineer@cityofmadison.com](mailto:engineer@cityofmadison.com) by April 10th.
- Contact your Alder about stormwater management and other policies to rise to the

challenge of the climate crisis.

- Sign up to comment on the proposed ordinance changes at meetings of city committees and Common Council in May (Alders will tentatively vote on May 19th).
- Join 350 Madison (<http://350madison.org>) to advocate for this and other climate resilience measures in our community.

Laura is a TLNA member, volunteer with 350 Madison's Community Climate Solutions Team, and doctoral candidate in environmental sociology at UW-Madison.

## Storm Drain Mural in Tenney-Lapham



Bob Klebba  
and Dawn O'Kroley

The Madison Area Municipal Stormwater Partnership, Dane County and Dane Arts Mural Arts have set up a Storm Drain Mural Program which we are taking advantage of. We proposed to involve neighbors and their children to paint a mural around a storm drain that leads into Lake Mendota. The goal of the program is to educate residents about stormwater pollution through art. We hope to cap-

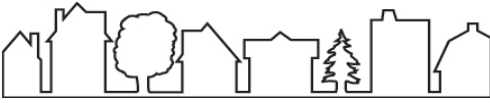
ture the attention of those who pass by, help them understand where the stormwater that enters their storm drain flows, and get them thinking about what they can do to keep our lakes and rivers clean.

The location we chose for the mural is at the north end of Blount Street in James Madison Park. There is a storm drain there that drains Gorham and Blount streets, the parking lot directly into Lake Mendota below. Many people stop at this overlook to enjoy the views

of Lake Mendota and the summer sunsets.

All mural supplies and painting costs are covered through this great program. We will be looking for ideas for mural designs and of course volunteers of all ages to help paint the mural this spring. Please don't hesitate to contact us at [bob.klebba@gmail.com](mailto:bob.klebba@gmail.com) if you want to get involved.





## Our Neighborhood Businesses Need Your Help Now!

Tenney-Lapham businesses are what make our neighborhood so vibrant, walkable, and fun. TLNA business owners are always so supportive of our neighborhood association, donating money, food, drinks, and supplies for our various events. Now it is time for us to support them. Several TLNA businesses that are closed due to COVID-19 are still offering take out or delivery while following all social distancing precautions. Set aside your piles of canned beans, frozen corn, and crappy coffee and order some delicious food and drinks now. Visit their specific websites/Facebook pages for more details. See [tenneylapham.org](http://tenneylapham.org) for up to date links for these businesses.

Avenue Club - 1128 E. Washington - Curbside carryout and ChowNow and EatStreet delivery

DarkHorse - 10 N. Livingston - Order takeout from the revised menu at National Emergency Menu

EVP Coffee - 1250 E. Washington - Beans available at Willy St. Coop North or East. You can also place mail orders.

Grace Coffee Company - 1216 E. Washington - Carryout and delivery

Johnson Public House - 908 E. Johnson - Food and drink delivery and pick up

Little Tibet - 827 E. Johnson - Serving carryout and frozen momo; also delivery through EatStreet.

LJ's Sports Tavern & Grill - 8 N. Paterson - Carryout

Macha Tea Company - 823 E. Johnson - Order tea online for mail delivery

Pasquals Cantina - 1344 E. Washington - Carryout and EatStreet delivery from Hilldale location only

Salvatore's Tomato Pies - 912 E. Johnson - Carryout and EatStreet delivery

And a couple of other nearby options:

Banzo - 2105 Sherman Ave. - Banzo is doing their regular menu (in addition to the take and bake). Order online take-out at Banzo Online Ordering

El Sabor de Puebla - 305 N 4th St. - Serving carryout

Underground Meats - 931 E. Main - Selling stay-at-home-packages for delivery

Gift cards/purchase:

Barre District Madison - 1014 E. Washington - Selling online classes. Purchase here.

Good Style Shop - 817 E. Johnson - Place clothing orders via Instagram stories!

The Shop - 811 E. Johnson - Selling e-gift cards. Purchase here.

Wildewood Shop - 702 E. Johnson - E-gift cards available on website



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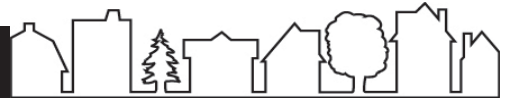
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## F-35 Rally continued from P.1

will have significant disproportionate impacts to our low-income and minority populations as well as to children in our district.” Tehmina Islam, a midwife in the Eken Park neighborhood whose home would be deemed “incompatible for residential use” due to the 65-decibel noise level, expressed concern about the effects of the F-35s on mothers and children. Pointing out that the American Academy of Pediatrics has concluded that such high noise levels can cause preterm labor and growth restriction in babies, she emphasized: “This issue isn’t about noise and the inconvenience of it. It’s about protecting the most vulnerable people in our community, babies, children, pregnant people, veterans with PTSD, low-income families and people of color.”

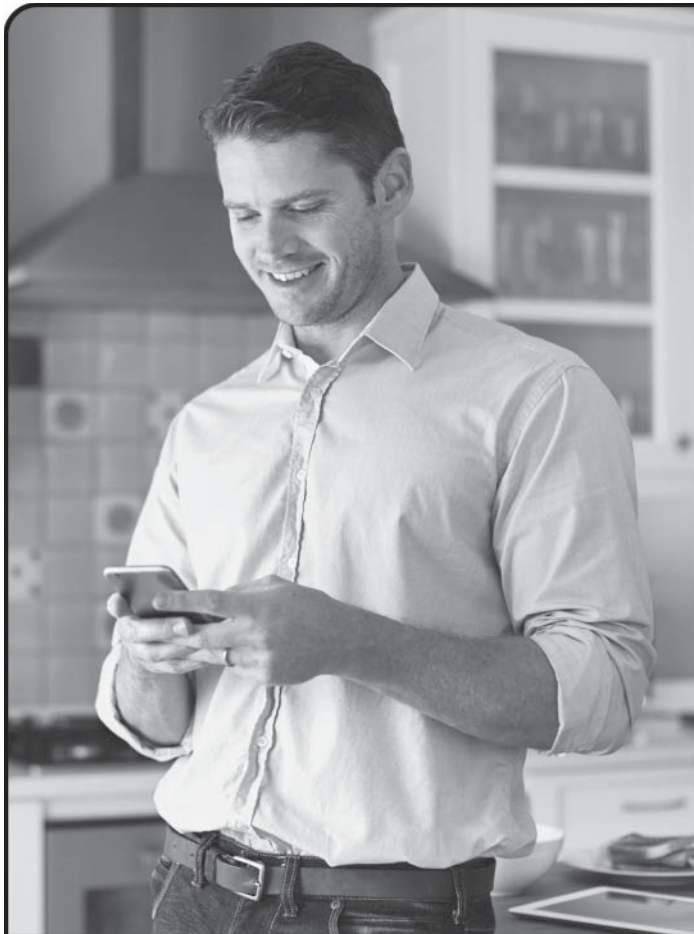
In addition to the dangers from noise exposure, those opposing the F-35’s have also voiced concerns about the impact on drinking water of the plan. Materials used in the operation of the aircraft contain PFAS, a chemical linked to development problems, thyroid disease, cancer, and weakened childhood immunity. Groundwater pollution from PFAS is already a problem in Madison because of the F-16 jets. (In May 2019, the chemical was found in ten of nineteen tested municipal wells, resulting in the well closest to the airport (Well 15) being shut down.)

“These are forever chemicals,” stated State Representative Chris Taylor, who represents many of the affected neighborhoods. The aircraft “could have severe consequences for our community in terms of pollution that’s getting into our lakes and our waterway.

For the sake of access to clean water alone this proposal should be stopped.” Tehmina Islam likewise emphasized that the F-35s threaten the health of the entire Madison community. “Do you drink water?” she demanded. “Then it’s your issue too.”

Mayor Satya Rhodes-Conway has spoken against the F-35s. Both houses of the state legislature passed resolutions supporting the F-35s in October 2019. Senators Tammy Baldwin and Ron Johnson have also expressed support. The Greater Madison Chamber of Commerce has said basing the F-35 fleet at Truax will secure jobs, boost the economy, and increase safety.

Air Force Secretary Barbara M. Barrett will make a final basing decision by the end of March. For more information, visit [www.safeskiescleanwaterwi.org](http://www.safeskiescleanwaterwi.org).



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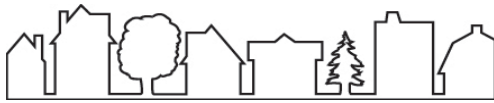
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## Friends of Reynolds Park



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By Scott Favour

The TLNA parks committee set up as an initial goal for 2020 to set up or revive "Friends" groups for the three major parks within Tenney/Lapham; Reynolds, Tenney, and James Madison.

As part of the committee chaired by Pat Kelly, I agreed to work on reviving the Reynolds Park friends group. Sev-

eral neighbors had formed a group a few years ago and have remained interested in working on making Reynolds Park a great park that can be enjoyed for a variety of activities by all people.

I met with Marta Staple, Jessica Becker, Cheryl Balazs, and Bob Shaw on February 11th. Along with Tyler Lark and Sara Christopherson these neighbors have



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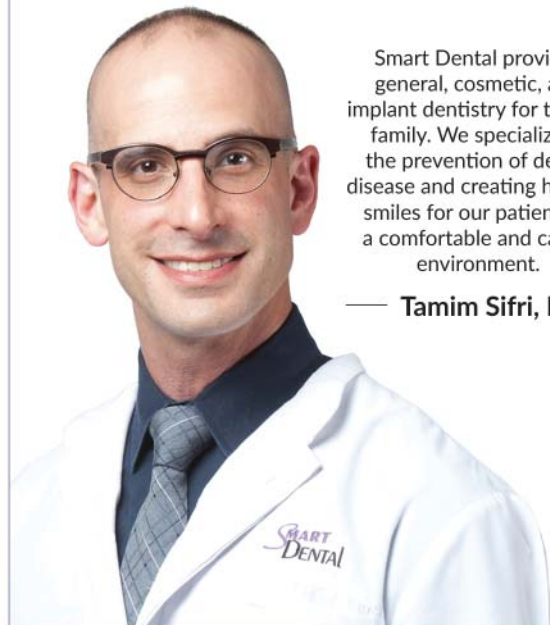
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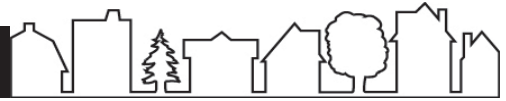
## Friends of Reynolds Park

been active as the "Friends of Reynolds Park". There is a Facebook page by the same name, Friends of Reynolds Park, with over 100 friends.

Our initial meeting was a brainstorming meeting and also assisted me in learning about past activities and priorities. We would like to find a way to connect and involve residents of the large apartment and condominium buildings that are on the south and west sides of the park.

There will be a general park cleanup effort on April 25th. We will also plan for a "mini" clean of the park on the morning of June 7th prior to the Party in the Park scheduled for later on that day.

The group had many great large and small ideas. Look to the Facebook page for more information. If you are interested in joining our group, please email me at sfavour@gmail.com .



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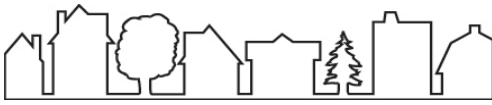
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### Robin Room Birthday

Gwen Shales, Business Chair

Everyone's favorite cocktail bar turned one in February and if you missed the celebration you'll have to wait until their next birthday in 2024 to celebrate ::intentional pause for laughter on that leap year dad joke::

Robin Room was established in 2016 by good guy bartender Chad Vogel and has since become an institution on E. Johnson Street. The relaxed atmosphere, exceptional bar staff and a menu whose quality and execution are rarely matched makes Robin Room a destination for neighbors and aficionados alike. Even with all of Robin Room's success, Chad continues to be as humble and driven as ever opening Mint Mark in 2017 and Muskellunge this spring. But, after sitting down with him for this interview, I learned that he may have a "hidden" dark side. Read on to find out what condiment makes him tick, lash out at other local restaurateurs and possibly inspire a rebellion.

GS : Why did you choose this fine stretch of East Johnson Street to open The Robin Room?

CV : I had lived in the neighborhood for several years, I liked it and thought it would be a good fit. There wasn't anything like my concept near here and I really liked being close to the Caribou because we are so different but complementary. Together with Sal's, JPH and Forequarter I thought that the neighborhood would become more of a destination. I also got a lot of encouragement from our neighbors at Macha Tea House and Connie, Teena and Jim at the Cork & Bottle.

GS: Is there anything you have accomplished in your "first year" you're especially proud of?

CV: My staff and I have been able to take a number of trips together (Louis-

ville, Oaxaca, Chicago, San Diego). It's really nice to get the staff together outside of our space and learn things about what we are serving and hang out in another city. Big thanks to the neighborhood for supporting us so we can take these educational trips.

GS: What an awesome opportunity. Is there a particular experience on one of these trips that impacted you and your bar?

CV: Certainly the staff's love for mezcal since going to Oaxaca.

GS: Yes, their love of mezcal is infectious, that's all I drink now! I love the diverse clientele Robin Room draws. My personal favorite was seeing Mike Leckrone of UW marching band fame sitting at your bar. Do you have a favorite regular customer?

CV: I don't play favorites. We have a lot of great people that come in and we are happy to help facilitate people getting together, meeting new people and having good conversation.

GS: Okay, okay. How about your team? Their strength and comradery is unparalleled. What do you do to build community among your staff?

CV: The Robin Room staff is a special group of humans, we look out for each other and support each other with personal goals outside of work. That takes an everyday commitment to each other and I think it's something that builds on itself.

GS: I love that. Ok, when you walk into a bar, what do you order?

CV: If the bar is framing itself as a place that has good cocktails I will order a Manhattan (my favorite drink) and/or a daiquiri. If they make a good Manhattan then I am convinced they take care of their vermouth (good quality, always cold) and know how to properly stir. A daiquiri let's me know if they are using fresh juice and shake properly. If you can do those 2 things then the drinks on

the menu will most likely be great. In most bars though I have a beer, wine or a mixer. I'm pretty easy to please. Bars to me are more about conversation than what to drink.

GS: It's easy to see that you care about your community within and outside your walls. As our neighborhood grows and changes, is there anything you want to see here?

CV: I was really bummed to see Su-jeo and Forequarter close. I would love to see a restaurant or two come back to East Johnson Street and maybe a record store?

GS: Yes, totally agree. Moving forward, do you have any goals for year "2"?

CV: I want to close down the 800 block of E. Johnson Street for one hour on a Sunday and have an annual March Against Ranch Dressing. In my opinion the hidden valley should stay hidden. #downwithranch #notonmysalad #bringittorymiller #shotsfiredseanpharr

GS: Interesting. This is something I could get behind. Is ranch ever an appropriate condiment?

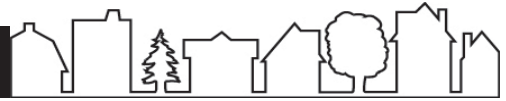
CV: I believe it's neither a dressing nor a condiment and has no place in this world. #fightme

GS: Ok, I admire your passion. Let's make these year 2 dreams come true. I have one last question, how would you rate the coldness of your beer in relation to the other businesses on East Johnson?

CV : Our beer is "quite cold"

There you have it. An educated bar staff, a thoughtful location surrounded by neighbors that love them, beer that is quite cold and a major distaste for ranch dressing. Thanks for reading & please join me in wishing the Robin Room a very very happy first birthday! In small business every year is a victory and this June we've got a big one to celebrate in our community - Cork & Bottle turns 60!!

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## Pending

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1119-1121 E. Mifflin	2056	\$259,000
309 N. Blount, Apt. A	1453	\$329,900
123 N. Blount, #206	1005	\$359,900
625 E. Mifflin, #220	1259	\$389,900
458 N Baldwin	1392	\$389,900
420 Sidney	1417	\$425,000

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625 E. Mifflin, #309		\$255,000	\$251,000
626 E. Mifflin		\$264,900	\$258,000
201 N. Blair, #205		\$274,500	\$275,000
454 N Baldwin	4	\$367,000	\$370,000
1135 E Mifflin	4	\$359,900	\$375,000
1313 E Dayton	3	\$389,900	\$407,000
821 E Mifflin	75	\$399,900	\$379,900
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### TLNA

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