



# Tenney-Lapham newsletter

NOVEMBER, 1982

## LINCOLN SCHOOL DEVELOPER SELECTED

Lincoln School, 720 E. Gorham Street, may yet become inhabited. The school has sat empty since the Madison Art Center moved to the Civic Center, but now the City plans to sell the building so it can be developed into rental housing.

A selection committee was established by the City Council to review development proposals and make a recommendation to the Council. The committee included Ald. Pam Wrzeski, Ald. Doug Kratsch, city staff, and a representative each from the Fourth District, Old Market and Tenney-Lapham neighborhoods. Three proposals were reviewed by the committee on the basis of housing and aesthetic criteria, and the way the proposed development fit into its James Madison Park location.

The proposal recommended by the committee was submitted by Urban Land Interests, Inc., who is also the developer for Doty School. The proposal calls for 26 rental units (a mix of 1 and 2 bedroom apartments), a community room, and underground parking. Since the building is located within the park, the City doesn't want to sell the land. Instead, the developer will buy the building and lease the underlying land from the city for a period of 49 years.

The City Council has the final say on who will develop Lincoln School. It is expected that the Council will send the proposal out for review by the Planning Commission, the Landmarks Commission, the Parks Commission and possibly others before making a final decision. This process could take another 4 to 6 months. The selection of a developer is only a start toward making Lincoln School a home.

- Julie Potter

## SMALL BUSINESSES BENEFIT NEIGHBORHOODS

Small businesses provide jobs and revenues, and have a real stake in their neighborhoods. Now the small business proprietor is becoming an endangered species, in part because of governmental neglect and irresponsible over-development by interests outside the community.

Small business comprises 94% of the business community in this state. As you travel through your neighborhood, it is easy to see the small retail, service and cooperative establishments. Especially with today's economic climate, they face an uphill struggle.

Small businesses desperately need better access to capital and credit. To help solve this problem, the Legislature has created a Community Development Authority. The CDA will provide low-interest loans to community groups for neighborhood development, establishing a financial base for small businesses as well as assisting low-income and cooperatively-owned housing. The program is aimed particularly at neighborhoods experiencing high unemployment, a problem relieved by small businesses which are responsible for over 66% of all new jobs in Wisconsin. In addition, the CDA will provide technical assistance along with the University's Small Business Development Center.

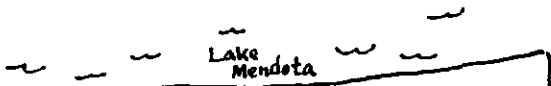
Wisconsin currently has no comprehensive legal definition of a small business. Hence, the 1,322 various general business forms required by state agencies apply as much to small businesses as to giant corporations. Less redundancy in reporting requirements and a reduction in overlapping jurisdictions are, at the very least, two goals which could be achieved through improved cooperation at all levels of government.

State reimbursement to retailers for sales tax collections, still at a flat 1%, rewards large retailers and utility companies, while small businesses are saddled with a tremendous cost and time burden. A progressive reimbursement formula could more equitably compensate businesses for their actual costs.

All businesses must pay State unemployment compensation taxes call "contributions", to provide for a reserve fund and to encourage steadier work and wages. But smaller businesses generally pay a higher percentage of their payroll to fund UC. Small employers provide more stable employment and a comfortable environment for the state's work force. Changes in the UC law should further tie the contribution rate to a business' claim history.

Now is the time to solve the problems facing small business. Hopefully, through traditional ingenuity and alliances of workers, neighborhoods, consumers and business people, small business won't become a thing of the past.

- David Clarenbach  
State Representative



Below are the current TLNA Board members. Let them know what's on your mind!!!

Mike Tuten	President	255-2833
Lynn Schmidt	Vice-President	256-1360
Bob Park	Secr/Treasurer	256-7280
Tom Kasper	Housing	257-8695
Paul Fieber	Publicity	251-3909
Martha Gordon	Education	257-7061
Louie Cornelius	Transportation	251-5860
Judith Blank	Membership/Soc	257-8403
Joey Mercurio	Area A Repr.	255-2328
Gene Weil	Area B Repr.	251-0637
Margaret Helming	Area C Repr.	251-1876

E. Washington Ave.

Livingston St.

Thornton Ave.

## A MESSAGE FROM MIKE....

As the TLNA starts its sixth year, it is good to look back and see that some past efforts are bearing fruit. While we have not kept Lapham open as a school, we have been instrumental in keeping it occupied with tenants that are not only compatible with our neighborhood but also serve some of the needs of our residents.

Also, while the traffic situation on the Johnson-Gorham "freeway" is not good, a plan to reduce the overall volume has been adopted by the City Council and, if everything goes on schedule, the volume should decrease in the coming years as more traffic is routed to E. Washington Ave.

Many of you have said we need more social functions. Work is OK, but it's nice to have fun too, and it gives us a chance to meet more of our neighbors. With this in mind, I would like to thank Shirley Smith for organizing the Halloween Party. Those who missed it lost out on a very good time. Pete & Lou Berryman were great.

The next social event we have planned is a Christmas caroling party. We will be meeting at the Tuten house, 1041 E. Johnson Street, at 7:00 p.m. on Friday, December 17th. From there we will sing our way over to Martha Gordon's house at 441 Sidney Street. Bring some cookies and a flashlight for a night of good cheer.

Judith Blank, our membership/social chair, is thinking about setting up a neighborhood singles party. If you like the idea, give her a call. (Since many of us couples like a good time too, we may come along as chaperones).

The greatest asset this association has is you, its member. Without you and your support, both financial and physical, we're nothing. We need your dues so we can afford to publish this newsletter. We need your ideas and comments on what can be done to improve our neighborhood. We need your involvement on our committees so we move in the right direction in making this a better place to live. We need you to be involved in whatever capacity you're comfortable with.

At the last annual meeting, many of you said you would like to see a Neighborhood Watch program started. Within the next few months we should have this important effort underway. However, to make it work effectively we must have a substantial level of participation. For more details, see the article in this newsletter. If you can be a block captain, let us know.

This is your organization and as such, can help make your concerns heard and acted upon. All you have to do is get involved. Elsewhere in the newsletter is a list of the new officers elected at our September 16th annual meeting. If you have an idea or concern you would like to express call one of us. If there are areas you would like to help out on, let us know. We want to hear from you!


Best wishes,  
Mike Tuten, President

"Cleaning your house while your kids are still growing is like shoveling the walk before it stops snowing."

-Phyllis Diller

## TENNEY NURSERY & PARENT CENTER OPENS TODDLER PLACE

T.N.C.P. announces the opening of Toddler Place - a classroom designed and built for 0-3 year old children. Weekly "Toddler Time" sessions are held for parents (or day care providers) and children to come and play together in a supportive, activity-centered environment. T.N.C.P. is non-discriminatory and all families are encouraged to join in the programs and activities of this neighborhood based nursery school located at Lapham, 1045 E. Dayton Street. Please call Nancy Daly at the Center for more information - 255-3250.

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817 E. Johnson, Madison.

256-8828

NEW HOURS: M-F 10-8; S 9-6; Sun 12-6

# JOIN MEMBERSHIP TODAY

YEP! I'd like to join the Tenney-Lapham Neighborhood Association. Enclosed is:

- \$1.00 - regular membership  
 \$5.00 - associate membership  
 \$ .50 - senior membership

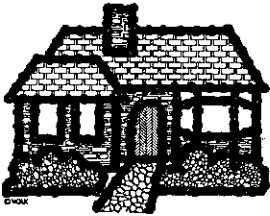
Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Clip - make checks payable to Tenney-Lapham Neighborhood Association & mail to:

Judith Blank, 418 Washburn Pl, Mdsn 53703



## Housing Updates

FOR MORE DETAILS ON THE FOLLOWING PROGRAMS PLEASE CONTACT DON TROENDLE IN THE LAPHAM HOUSING OFFICE, ROOM 116, OR 258-9060

### ...Funding received for homebuyer's...

The Tenney-Lapham Corp Housing Services Program now has a new program available to homebuyer's in the neighborhood. The Intervention Buying Partnership Program can provide 15% of the purchase price plus 15% of the cost of rehabilitation on the home. Eligible single-family and duplex properties must be presently investor owned and be in need of 5 to 40% of the purchase price in rehabilitation. The loan repayment is deferred until the property is sold or is no longer owner-occupied. The deferred payment loan carries an interest rate of 12%. The household income varies with family size. For a family of four, income may not exceed \$21,680 for single family homes or \$36,485 for purchasers of duplexes.

### ...Interest Rates Reduced on City and State Owner-Occupant Rehab Money...

The State of Wisconsin has reduced the interest on its home improvement loan program down to 12.9%. The City of Madison has a program which is tailored for use with the State program and can reduce the interest rate to 6.9% !!! If you have rehab work to do, and can fit the income levels of these programs, they are worth checking out.

### ...Small Multi-Family Rental Rehab Loans...

Funding remains available to investor-owners of rental property in the Tenney-Lapham neighborhood. This is a national demonstration project available in Tenney-Lapham and 22 other neighborhoods across the country. Property improvements can include energy efficiency, code or other necessary improvement items.

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## OVER 55 EMPLOYMENT SERVICE

Do you have an older friend, neighbor or relative who is out of work? Do you know an elderly person who is having difficulty making ends meet? Is there a retiree in your life who is going "stir crazy" at home? Chances are you're acquainted with several older people who need and want to work. There is a way to help...

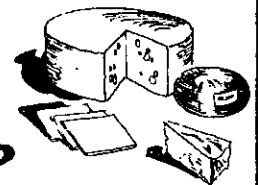
Since 1976 the Over 55 Employment Service has assisted more than 1,000 mature workers find full or part time employment. The service is a private, non-profit agency and is the only group providing professional employment services exclusively for older workers.

Hunting for a job at a time when unemployment is at its highest rate in forty years can be a discouraging and demoralizing experience. Over 55 Employment Service can provide employment counseling and job-seeking assistance, helps employers in recruiting experienced and dependable workers and will help people find work. For more information contact this agency at Lapham School, 1045 East Dayton St. or call 255-5585

\* UNDER NEW MANAGEMENT

255-7849

# CHEESY'S CHEESE COUNTER



\* Factory direct cheese \*

1002 E. Washington  
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## NEIGHBORHOOD WATCH

Do you feel helpless in the face of rising levels of crime in our neighborhood? Resigned to ever increasing law enforcement costs? Not sure who your neighbors are? You don't have to be. You, along with your neighbors, can become personally involved. The Tenney-Lapham Neighborhood Association is initiating a Neighborhood Watch program on a pilot basis. Neighborhood Watch programs have achieved impressive results here in Madison and elsewhere. We would like to help organize several student populated blocks before the semester break when a large number of burglaries occur. Learning from our experiences with these blocks, we will expand to the rest of the neighborhood in the future. The success of the program will depend on fairly heavy participation. The nature of that participation will be shaped by the decisions of each block and the neighborhood as a whole. Please come forward when your participation is requested. If you have any questions or want to help organize, call Tom Kasper at 257-8695.

## COUNTY NOTES from Kathleen Nichols

I just want to inform you about the County Board modifications to the County Executive's budget, which is still subject to further change.

Mr. Barry presented a budget that would increase the tax levy slightly over 11%. This increase still means deep cuts with the heaviest reductions being felt by Social Services (both personnel and programs) and Transportation. Some of the major policy issues are:

1. Eliminate purchase of delinquent tax certificates.
2. Eliminate assistance to municipalities in making the required local match for road repair or mass transit.
3. Centralizing the physical maintenance of county facilities and layoff of several groundskeepers.
4. Contracting out the heavier maintenance activities and serving of civil process papers.
5. Deletion of many vacant and occupied jobs with a freeze on new positions.
6. Beginning transfer of the Zoo to the City.

The Personnel and Finance committees have the responsibility for recommending amendments to the proposed budget. Major amendments include:

1. Continuance of tax certificate purchases.
2. Following the Executive's request on Road Aids (I disagree with this recommendation because of the negative impact on mass transit)
3. Reject the contracting out because of adverse effect on labor but pursue centralizing to the extent possible within the existing structure.
4. Include the zoo transfer money but withhold expenditures until transfer conditions are known.

The response in the area of personnel is complex. The number of cuts recommended by the Committee and the Executive is close but the deleted jobs vary. The Committee also adds a "sensitive crimes" attorney in the D.A.'s office to head an intra-departmental team dealing with child abuse, sexual assault and domestic violence. Also, the committee recommends restoration of money for Supportive Home Care for the disabled and Day Care assistance. Overall, the committee reduced the projected levy increase to 8.5%.

Some areas of special concern to the 2nd District are cuts in the budget for the Detox Center (from 30 to 20 beds), weed harvesting and shore patrol. In the next month I will have some interesting news about alternatives to the detox center.

## A NOTE ON THE NEWSLETTER

The Tenney-Lapham newsletter is published bi-monthly and is hand delivered to 1,700 homes and businesses in the neighborhood. Any ads, notices or flyers included in the newsletter, whether from businesses, hopeful political candidates or religious organizations, are paid advertisements and do not carry the endorsement of the Tenney-Lapham Neighborhood Association or its Officers. If you have news to pass on, or wish to advertise in the newsletter, please contact Paul J. Fieber at 251-3909.

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