

Spring 2023

Meet Your Neighbor! Michael Prestigiacom

by Ryan McCormick

For this installment of Meet Your Neighbor, I met with Michael Prestigiacom, a Tenney Lapham homeowner since 1982. For three decades he lived and worked in TL and beyond, returning from Boston in 2010 with wife Renee, where they settled into his Tenney Park facing home, making it theirs.



You might recognize Mike as a neighbor, or perhaps as the author of *My Best Friend Ralph*, a comical chronicling of life with someone who—against all odds—became Mike’s best friend. That someone of course is Ralph: a lovable and oft-mischievous orange cat that was adopted from a shelter after Renee convinced her husband of the joy of “feline magic.”

Mike is a Vietnam veteran, UW graduate in economics, free-lance journalist in the Middle East, and 35-year printing industry professional. Despite the stories those life experiences would conjure, Mike chose the

relationship with his feline friend to be the topic that now lends author to that list. That may give you an idea of the shenanigans Ralph got up to over the years.

We were both traveling a lot earlier this year, so Mike and I caught up via email and phone to have this conversation.

Michael, you’ve lived in Tenney Lapham off and on for a few decades— what are the biggest differences, if any, that you have witnessed in regards to family pets?

In this time, one thing I’ve noticed in our area is the vast increase in pet ownership. Any person strolling through the TL neighborhood today is bound to see a wide assortment of dogs on leashes. And if you look closer, you’ll also notice a number of cats perched in windows on every street. This increase in dogs and cats is also due to the past Covid lockdown, when demand for pets soared. Over the past four decades, one thing I’ve noticed in our area is the vast increase in pet ownership. Any person strolling through the TL neighborhood today is bound to see a wide assortment of dogs on leashes. And if you look closer, you’ll also notice a number of cats perched in windows on every street. This

continued on page 12

Bus Rapid Transit Is Coming to Tenney-Lapham

by Bob Klebba, TLNA Transportation and Safety Chair

The new A and B routes on East Washington Ave are going into effect this June (see related article in this newsletter). Later in 2024, these routes will be served by Bus Rapid Transit with stations at Blair, Patterson, and Baldwin Streets.

Current Construction

You may have noticed that construction on parts of E Washington is already underway. Crews are updating underground utilities and traffic signals, and removing the bump outs at several intersections. This will allow space for left lanes to be converted into bus lanes and work on the stations starting later this year can take

continued on page 14



Tenney Lapham Neighborhood Association Council Members

President	Tyler Lark	842 E. Dayton	tylerlark@gmail.com	(920) 737-3538
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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 (tenneylapham.comm@gmail.com) or found at <https://www.tenneylapham.org/advertisers/>.

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President's Corner

by Tyler Lark

Neighbors,

Welcome to the Spring issue of the Tenney-Lapham neighborhood newsletter! As Winter enters the rearview, and the isthmus continues to "unthaw," we're excited to keep getting out into the neighborhood and connecting with friends and fellow Ten-Lap-ers (or Tennians? Laphamites? What do we call ourselves?!).

Be sure to get out and vote on or before Tuesday, April 4th. In addition to the state supreme court race, we'll be selecting the next District 6 Alder to represent us on the City of Madison Common Council. TLNA co-hosted a candidate forum with our next-door pals at the Marquette Neighborhood Association on February 8th, and MNA took the lead in hosting another just across the Ave on March 22, 6-8pm, at the Tinsmith building on E Main Street.

article in this newsletter for more details.

In case you missed it, February's Fire & Ice Luminary walk in Tenney Park was again an amazing success. Huge shout outs and thanks go to Jeannette Deloya and the entire crew of volunteers who organized this event and let TLNA partake in the fun. See the photos and stories in this issue for a glimpse of the magic, and be sure to put it on your list of "must-do's" for next Winter!

Do you want to get involved in any of these activities or more? Check out our website at tenneylapham.org for past issues of this newsletter, a calendar of events, and everything else you may want to know about your neighborhood. You should also stop by any of our upcoming TLNA meetings, which are held the 2nd Thursday of every month at 7pm. In April we'll meet via zoom, in May we'll gather in-person at the Yahara House (802 E Gorham), and moving forwards we'll continue to alternate between remote and in-person formats to facilitate broader participation and access. The best way to stay up-to-date on all of the happenings, of course, is to join the TLNA email listserv (<https://groups.io/g/tlna>).

For now, I hope you're able to grab yourself a refreshing beverage, a comfy seat, and some time to enjoy the articles in this season's newsletter. And until next time, Tenney to you!

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Davie's Cloth Diaper "Bible"

by Davie Froeschner

While being a stay-at-home-parent, for one kid, for a number of years I was militant about cloth diapers for a number of reasons. I will not postalize my reasoning but I did buy disposables when the time called. I wrote down the information below was for many members of my family and friends that asked for instructions when they were having a child. I compiled it here in hopes that it can help someone either understand what they are getting into or have a path forward. Please note that this info is a few years old but still relevant and some of the info came from my brother who was also a stay-at-home-parent with twin boys in cloth diapers. Take as much or as little of this as you would like. I have talked to many parents that only used cloth diapers when they were home, never used cloth wipes, and so on. Do what feels right to you.

Diaper Basics:

Don't, under any circumstance, buy diapers with velcro. Billy did that and had to re-sow velcro patches on 50+ diapers.

We have eight or so skins, 25 or so soaker pads and not enough of the booster pads. We also have a butt-ton of the wipes, but I only know that we have about one wipe container full. We didn't need the boosters till her bladder started holding more pee at about 1.5yrs. We used these Grovia diapers with no hiccups for almost 2 years and I wouldn't change anything about it. Having separate skins from soaker pads is helpful for a few reasons but mainly because it decreases the volume of stuff and eases up drying.

The outsides of any diapers you get are not supposed to be dried so having removable skins makes for easy drying. The way it goes is when she pees I just toss the pad and hang the skin on the edge of the diaper basket. Then when poop gets on it or it has been used a few times I wash it.

Skins:

Grovia - Shell Snap Closure Baby Diaper with Waterproof Layer

Soaker pads:

Grovia Cotton Reusable Soaker Pad

Billy used the "pocket style" diapers and raves about them, short of the crappy velcro part. He likes them because he has equal number of skins and soaker pads so he stuffs them all when he does the laundry and doesn't have to mess with them again. His diapers also have a shorter learning curve for grandmas and such. The downside of his is that the skins can't be dried in the drier.

Infant Diapers:

The diapers that we have now are 'one size fits all' but that size doesn't start for 3-4 months. When she was a wee one we borrowed a set of infant diapers from my friend and that went really well. We sent those back at about 3mo when our diapers fit snug around her fat thighs. Most people get discouraged when their diapers don't fit their newborns and most people that I know with multiple kids just have a set of newborn diapers and a set of the 'one size'. My sister rented newborn diapers from somewhere for a few hundred dollars for 3 months.

Wetbag:

We also have one big wet bag that is ~12"x~14" when laid flat and one that is the size of a fanny pack. The

big one is what I run around with most of the time and is especially helpful on weekend trips. The fanny pack size only comes into play when I am packing light for a hike or short trip.

Wipes:

We only use Dr Bronners Unscented Pure-Castile soap and witch hazel. For every cup of water add half a tablespoon of each. I bought a plastic wipe container (supposed to be disposable) and just used it after the wipes were empty. I fold the wipes so that when you pull one out it brings the next one with it. See graphic below.

I wash and dry the wipes with the diapers, fold them up, mix the water in the wipe container and put the wipes in. For a full wipe container I use about 3 cups of water, but you will figure that out as you go. This is largely dependent on how many wipes you have and how new they are. When they are brand new they absorb a little less. You are also supposed to use water that was boiled to decrease bacteria and what not, but I use water from the RO filter and Billy uses the tap and neither of use have had any issues.

Another note on the wipes, it took me far too long to figure out that I could save myself a bunch of work if I prepared them for the wipe box as I am putting them away after I wash them. (I used to lay them flat and put them away, like you would wash cloths, then when I was ready to make a box of wipes I would re-fold them such that they overlap and pull the next one out... Now, I fold them that way immediately.

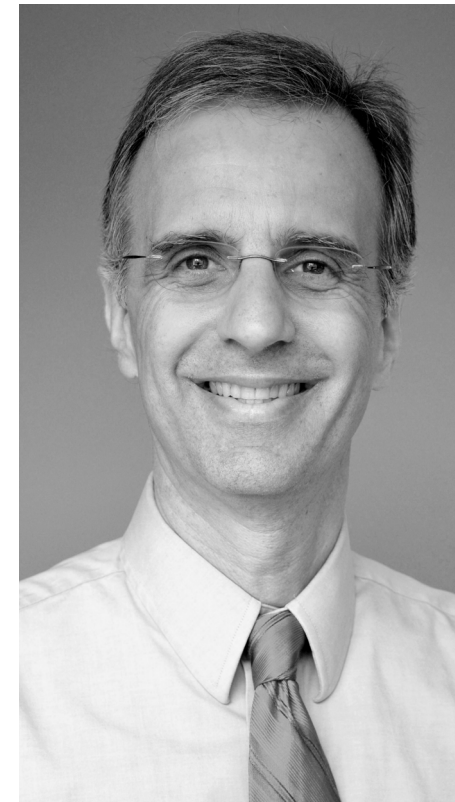
Cleaning:

Have a way to clean the poop from the diaper. I used a homemade poop sprayer on the toilet, my brother used the utility sink in the basement and many that I know

continued on page 7



Local Food Pantries Play a Vital Role in Serving our Community



**Dane County Executive
Joe Parisi**

Dane County, Second Harvest Foodbank of Southern Wisconsin, and our network of local food pantries and meal sites have provided well over 12 million pounds of freshly grown and locally-sourced food to thousands of families in Dane County through an innovative partnership born out of the COVID-19 pandemic *continued on page*

In 2022 alone, our "Farm to Foodbank" initiative supported 3.8 million meals through 128 food pantries and meal sites in Dane County. Moreover, 53 Dane County food producers received a fair price for their food, which helped create a positive local economic impact of over \$12 million. Our partnership exemplifies the good that can result when people come together to look for ways to address challenging circumstances.

My budget includes \$6 million to sustain this work in 2023. The funding comes at a critical time, given temporary increases to the federal Supplemental Nutrition Assistance Program, known as FoodShare in Wisconsin, sunset at the end of February. These benefits were designed to help families cope with the financial impacts of the pandemic. An estimated 20,000 Dane County residents are being impacted by this cut in extra support, and food pantries are expecting a surge in the number of people seeking assistance.

This change comes as almost 40,000 Dane County residents faced food insecurity last year. Our local food pantries are working around the clock to provide affordable and nutritious food, but the need is great. For instance, Badger Prairie Needs Network now serves twice the number of families it served a year ago.

I created a \$2 million emergency grant program to increase food supplies for local pantries last year, and those funds are now being distributed to 18 food pantries throughout the Dane County area. I encourage you to find your local food pantry and donate your time or extra food to further support these vital organizations.

Every Dane County resident deserves access to healthy, nutritious food—no matter their economic circumstances. And, every donation takes our food pantries one step closer to achieving this mission countywide.



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Tenney/Lapham Neighborhood Art Walk Seeking Artists



a visual artist, living in the Tenney/Lapham neighborhood and would like to join us, please contact sharonredinger@gmail.com



by Sharon Redinger

The Tenney/Lapham Neighborhood Art Walk is on Sunday, June

25, 1-5pm. So far, we have ten artists signed up. Each artist exhibits their work on their porch, in their yard or in their home. If you are

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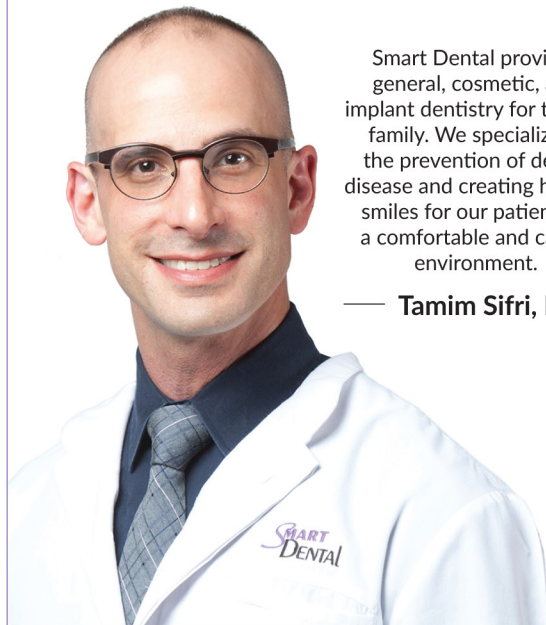
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— Tamim Sifri, DDS



Davie's Cloth Diaper "Bible"

continued from page 4
have used the store bought poop sprayer for the toilet.

For a diaper pail, use a bucket without a lid. It sounds weird but it is true. When you close the diaper pail then it will stink worse, oxygen helps knock down the smell. I called Grovia and they told me this.

Wash the diapers every 2 days. Run them first on warm with no soap, then again on hot with soap. Use soap that doesn't have scents and nonsense in it. We used Bum Genius and 7th Gen non-scented soap. Usually we just use the non-scented hippy dippy soap. In Kansas City we used Country Save but I haven't found that here yet.

To dry them, don't dry the out-

sides. If you have any diapers that are one piece then they should be hung dried. If you have any diapers that have poop stains in them then hang them up in the sun. It is crazy how fast the sun will turn a diaper white again.

Once a month or two you are supposed to wash them as follows to get rid of ammonia build up. You will know when you need to "strip" them. If you can't put that thing in your face when you are stuffing diapers, you don't want it on your baby's butt. I think we only do this every 3-4 months though.

Wash with water on warm
wash with 1/4 cup bleach on hot (regular bleach, don't worry about the colored stuff it will be fine)

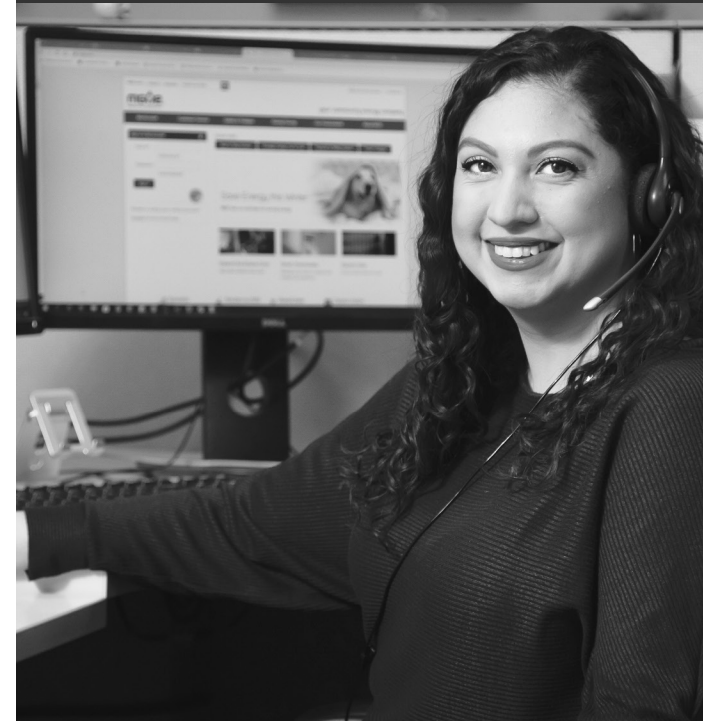
Wash with water on warm

wash with soap on hot
wash with water on warm twice
**Since we bought our new High Efficiency wiz-bangy washer/dryer we have not needed to strip them. I just put a 1/4 cup of bleach in the load every 3-4 months.

Note that hang drying the diapers in a humid environment can take a while. Outside in the summer is no big deal, but drying them on a rack inside, especially when it is raining, can take a while. Often we will start with them on the rack then just get frustrated after a day and dry them in the machine. This is because the diapers are specifically designed to soak up moisture.

Good luck!

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Your community energy company



Save Energy With Lighting Tips From Madison Gas and Electric Company (MGE)

The light bulb has come a long way since incandescent bulbs started lighting homes more than 100 years ago.

In the 1990s, compact fluorescent (CFL) bulbs came on the scene, offering consumers a longer-lasting bulb that used less energy than older bulbs. In recent years, light-emitting diode (LED), bulbs have become more affordable and more popular in households.

LED bulbs are very efficient—using about 75% less energy than standard incandescent bulbs—and they last longer than other bulbs. As an added bonus, because they use most of their energy to produce light instead of heat, they are cool to the touch. The cost to operate an LED bulb annually ranges from about \$1 to \$1.50 for an entire year versus \$2 to \$3 for a CFL and \$10 to \$11 for an incandescent bulb.

Get Free Energy-Saving Packs From FOCUS ON ENERGY®

Our statewide energy efficiency partner, Focus on Energy, offers a variety of different energy-saving packs that include LED light bulbs—all sent to eligible MGE customers for free.

Each pack contains a variety of products including LED bulbs, pipe insulation, faucet aerators and more. Please note there is a limit of one pack per eligible household every year.

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Volunteers Needed for Agrace Adult Day Center

Volunteers Needed for Agrace Adult Day Center

Liz Kopling, AVP, Marketing & Communications

Volunteers are needed to provide companionship to clients at the Agrace Adult Day Center. Agrace will host orientation for new volunteers Tuesday, April 4, from 9 a.m. to 11 a.m. at its Madison campus. Pre-registration is required. To register, call (608) 327-7163 or visit Agrace.org/Volunteer and fill out an application.

Agrace Offers Grief Support Group Options in April

In April, Agrace is offering professionally led, in-person and virtual (accessible with a tablet, computer or smartphone) grief support options.

- Bridges is for adults grieving the death of any loved one. Meetings are held every other Wednesday at the Agrace Grief Support Center. In April, meetings are April 5 and 19, from 5:30 p.m. to 7 p.m.

- Bridges (virtual) is for adults grieving the death of any loved one. Meetings are held every

other Wednesday. In April, meetings are April 12 and 26, from 9:30 a.m. to 11 a.m. via Zoom.

- Young Adult is for anyone aged 18 to 30+ years who is grieving the death of a loved one, parent, child, spouse, sibling or friend. The group will meet April 13, from 6 p.m. to 7:30 p.m. at the Agrace Grief Support Center.

There is no fee for these programs if a participant's family member was in hospice care in the past 12 months; fees for others can be lowered or waived, if needed.

Agrace Offers Grief Support Group Options in April

In April, Agrace grief support specialists are offering in-person and virtual group grief support options:

- Bridges meets April 5 and 19, from 5:30 p.m. to 7 p.m. at the Agrace Grief Support Center.

- Bridges (virtual) meets online April 12 and 26, from 9:30 a.m. to 11 a.m. via Zoom.

- Young Adult meets April 13, from 6 p.m. to 7:30 p.m. at the Agrace Grief Support Center.

Get Expert Customized Grief Sup-

port—by Text

Agrace now offers thoughtful, customized text messages from a service called Help Texts. It's free and you can sign up even if you are also receiving grief support individually or in a group. To sign up or learn more, visit HelpTexts.com/Agrace.

In-home Support from Age at Home Can Boost Well-being

Do you care for or know an older adult who could benefit from non-medical home care services? Social interaction, like a daily visit from an Age at Home companion, can boost a senior's well-being and also ensure that they safely shower, dress, take medications and eat well. If you think the support of an Age at Home companion could help someone you love, call (608) 327-7456 or visit AgeatHome.org.

East Madison Little League 2023 Season!

Jocie Luglio, EMLL board member

EMLL offers softball for girls and baseball for all kids between the ages of 4-14. We have four fully lit fields with eight divisions of t-ball, machine pitch, baseball and softball.

EMLL is a non-profit organization which has provided play opportunities for east Madison youth since 1958.

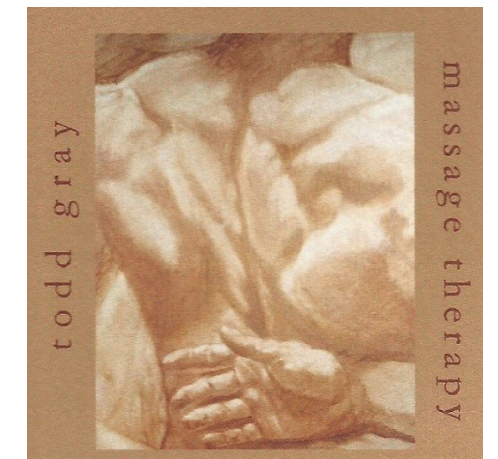
Baseball early bird registration is open through April 8, practices begin mid-April, and games run late May through July. See website for soft-

ball details.

Full and partial scholarships and multi-player discounts are available. A fully stocked concession stand is open featuring hot menu items.

Visit EMLL.org for more information.

Thank you for considering!
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Camp Randall Rowing Club

by Katie Beilfuss

Winter is a time when many of us think about getting out onto our lakes for skiing, skating, or pond hockey. But soon the ice will melt, and it'll be time to take to the water for different activities! For the young rowers at Camp Randall Rowing Club, anticipation is strong to get their long, sleek sculls back out on the water after spending the winter training indoors.

For all you parents out there already planning summer camp activities: have you ever considered rowing? Camp Randall Rowing Club (CRRC) is a great place to explore this magical water sport, build fitness, and make friends.

CRRC, housed in the historic 1908 Brittingham Boathouse on Monona Bay, welcomes athletes from across Madison and Dane County. The club offers programs for youth and adults, from Learn to Row summer camps to the competitive Junior Team, afterschool programs for middle schoolers to adult programs for women cancer survivors. Right now, the boathouse is buzzing with activity preparing to get back out on the water for the spring and summer rowing season and summer camps for new rowers.

Starting off as a Learn to Row camper, one Tenney Lapham Neighborhood athlete is now rowing on the Junior Rowing Team. He competed in the US Rowing National Championship last spring in a "coxed quad" (boat with four rowers each with two oars) and has his sights set on competing in this year's National Championships again.

CRRC's Learn to Row summer camps are for rising 6th-12th grade youth to learn rowing for the first time or to continue to build their rowing skills. Camps are often a



stepping stone for younger athletes before joining the Middle School rowing program. Week-long camp sessions are offered throughout June and July. Camp sessions include dry-land training and educational activities geared towards developing the whole athlete, including water safety, team building, and fitness. And, CRRC camps are an easy bike ride from our Tenney Lapham Neighborhood along the Yahara and Capitol City Trail bike paths.

Last summer, the Learn to Row camps finished with an "Open Boat-

house" where friends and family could get a behind the scenes look at CRRC, talk to coaches and team members, and get out on the water. Learn to Row camps are run by our coaches. Junior Rowing Team members also help out and serve as mentors to both the Learn to Row campers and the Middle School Rowing Program.

CRRC's Junior Team competes in regional and national regattas, even sending boats to the US Rowing National Championships (nine CRRC boats competed in Sarasota, *continued on page 13*)



Meet Your Neighbor

continued from page 1
increase in dogs and cats is also due to the past Covid lockdown, when demand for pets soared.

If either of you could choose one place in TL to sit on an ideal spring or summer day, where would you go?

Since Ralph was a 100% indoor cat, our favorite place to hang out was on our huge front porch that faces the sidewalk and park. We both enjoyed the fresh air and taking naps, but he also loved to press his face against the screens so he could watch birds, chipmunks, squirrels, and rabbits.

Assuming you and Ralph talked, what was the most common topic that came up in conversation?

Ralph had a limited vocabulary, but he clearly understood two words. Just mention “food” and he would scamper to his bowl on the kitchen floor, or say “porch” and he would race to the front door, the gateway to his favorite spot.

Why did you write My Best Friend Ralph?

Despite there being 95 million cats in the U.S., I felt that Ralph’s story was unique and humorous. People described him as being more of a dog than a cat. When someone came to our house, he raced to the front door to meet them and had to sit next to them if they stayed. He feared no one and loved everyone, and his mischievous behavior was mind boggling.

In the film adaptation of the book, who plays the supporting role of Michael?

I would prefer Brad Pitt, but with all the humor, it would probably end up being someone like Ricky Gervais.

The 290-page true story about Mike’s remarkably intelligent orange tabby cat Ralph becomes a man versus cat tale, interspersed with photos throughout. It has been described by readers as being “humorous, entertaining, laugh-out-loud, and heart-warming,” and I can attest these are all accurate, at times on the same page. Check it



out for yourself and learn just how Ralph won Mike over, despite using his cunning and wits in his attempts to drive him mad and almost earn a

return to the shelter very early on. My Best Friend Ralph is available on Amazon on paperback and digitally.

TLNA Spring Events

Events Chair Lia Vellardita

Dear Neighbors,

The TLNA events committee invites you to join your neighbors at the Tenney-Lapham Cares (TLC) Earth Day cleanup and spring picnic meeting.

To celebrate Earth Day and to mark the return of TLNA’s spring meetings, TLNA is hosting a park cleanup as we have for several years. Please look for more information from TLNA Parks Chair Pat Kelly in early April.

Following the cleanup later in the day there will be a spring picnic at James Madison Park Shelter at 4pm Saturday April 22nd (Earth Day).

Help volunteer at parks around the Tenney-Lapham neighborhood in the morning, then gather together later in the afternoon for a picnic-style dinner (provided by TLNA) along with tours of the Mendota Rowing Club, a brief TLNA business meeting, and possibly yoga led

by instructors from the Yoga Coop of Madison.

The details:

TLNA’s TLC Spring Picnic Meeting
Saturday April 22nd (Earth Day)
4-9pm
James Madison Park Shelter (614 E Gorham)

Additionally, the TLNA events committee has put together a list of the major events for the rest of the year see page 22, though more events may pop up as the year goes on.

If you haven’t, joined the TLNA listserv, follow us on social (Facebook, Instagram) to keep up date on all events happening around the neighborhood.

If you have any questions or would like to volunteer with events, please feel free to email me: liamvell@gmail.com

Hope to see you at the spring picnic and other events!



Camp Randall Rowing Club

conitnued from page 11

Florida, last spring) and the famous Head of the Charles regatta in Boston (five CRRC boats competed last November).

Last but not least, CRRC is proud our We Can Row program rowers had a great competition at the Wisco Chase Regatta this past September. We Can Row is a recreational program for female cancer survivors that offers rowing as a way to experience their body’s strength in a new way and to be part of a supportive community. Congratulations, rowers!



Interested in CRRC rowing community? Visit camprandallrc.org or reach out to our head coach Kari Cole at kari.cole@camprandallrc.org.



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BRT Coming to Tenney Lapham

continued from page 1

place with fewer traffic delays. Bump outs on E Washington are being removed at Livingston, Brearly, Few, and Dickinson. This work is expected to be completed in early summer 2023.

Where Exactly Will the BRT Run?

The BRT service in our neighborhood is being implemented in a Median Running Way. The stations will be installed on the west side of Blair, Patterson and Baldwin. This has the buses running in the center, directly adjacent to the median. The benefits of this implementation are:

- Bus travel times are more consistent than in a curb running lane.
- In most instances, there are limited to no conflicts with turning vehicles.
- Delivery vehicles do not block BRT lane.

- Only one two-sided BRT station is required, rather than one on each curb

- In many instances, there are fewer utility conflict.

The disadvantages of Median Running Way are:

- Only buses with left hand doors can use the stations. This limits the ability of the bus fleet to provide relief service to the BRT line.

- Often the station prevents a left turning movement at an intersection.

- There is no opportunity for bikes and buses to share the lane.

As it happens, eastbound left turns will be removed at Patterson and Baldwin. This change will reduce traffic on these streets but will likely push some traffic onto other side streets in Tenney-Lapham. Eastbound left turns will be allowed at Blount, Livingston, Brearly, Ingersoll and Dickinson.

typical station on E Washington,

looking eastbound

New configuration of E Washington

The left lane will be converted to bus only, and the right lane will become a travel lane during peak periods in the peak direction (WB in the morning and EB in the evening). It will be signed “No parking 4-6 pm”, similar to other peak restricted lanes like on Williamson, Regent, Monroe, etc.

Because there will still be 3 lanes for vehicular traffic during peak hours in the peak direction, Madison Metro and Traffic Engineering do not expect traffic diversion into Tenney-Lapham. Hopefully the 2-lane configuration will reduce speeding outside peak periods.

Public Meeting Thursday 6 April
There will be a meeting focused on updates for the east side of the BRT (Blair St to East Towne) Thursday 6 April at 6:00 pm. You can find out how to register for this meeting and lots more information on BRT at www.cityofmadison.com/metro/routes-schedules/bus-rapid-transit.
brt

Coming Soon: Bus Transit Network Redesign

by Bob Klebba, TLNA Transportation and Safety Chair

Along with Bus Rapid Transit comes the redesign of the City’s bus transit network. While BRT won’t be implemented until late in 2024, the new routes will be in effect by 11 June 2023. There will be fewer routes, but the regular routes serving Tenney-Lapham will be running at twice the frequency.

There are changes to all our existing bus routes. Currently, we have routes 2, 5, and 28 running on Johnson/Gorham and 6 and 15 on E Washington. The after-hours campus bus, 81 comes as far east as Blair St (and will remain mostly the same in the redesign).

If you travel more than a couple of miles on the current routes, you will want to look at the new route maps on the Madison Metro web-

site: cityofmadison.com/metro. Some may have to catch the bus on E Washington rather than on Johnson/Gorham or vice versa. But for shorter hauls, the new routes will probably put you at the same bus stops. A brief overview of how the routes are changing follows:

Johnson/Gorham

D: This route will bypass the Capitol Square. Farther from the isthmus, it splits into 2 different routes: D1 and D2. Westbound, both will take you as far as where Monroe splits into Odana and Nakoma.

D1 will replace the eastbound 5 going out Johnson connecting to Milwaukee St. Westbound D1 goes out Odana and past the westside Woodman’s. If you currently take the 15 to the eastside Woodman’s, you’ll have to hike over to Johnson and take the D1.

D2 replaces the northbound 2 and

goes north up Fordem to N Sherman Ave. Westbound it goes out Verona Rd.

28: This redesigned peak-hour route will loop up N Baldwin to Sherman and back on Fordem and terminate at UW Hospital.

E Washington

A: This route will run from East Towne to West Towne and will go up to the Capitol Square. It covers the same route generally as the current 6. To reach the west limits of the current 15, you will take the A and transfer at Sheboygan and Eau Claire. The A route will be served by BRT in 2024.

B: The B route will replace the southbound 5 and run generally from Fish Hatchery via S Park to Northport via Packers and go to Capitol Square. If you currently take the 5 to S Park from Gorham, you’ll have to go to E Washington. The B route will be served by BRT

continued on page 22

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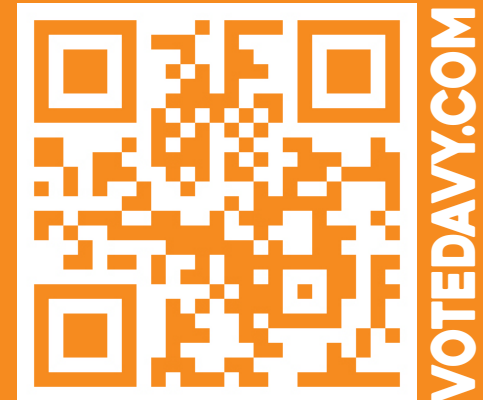
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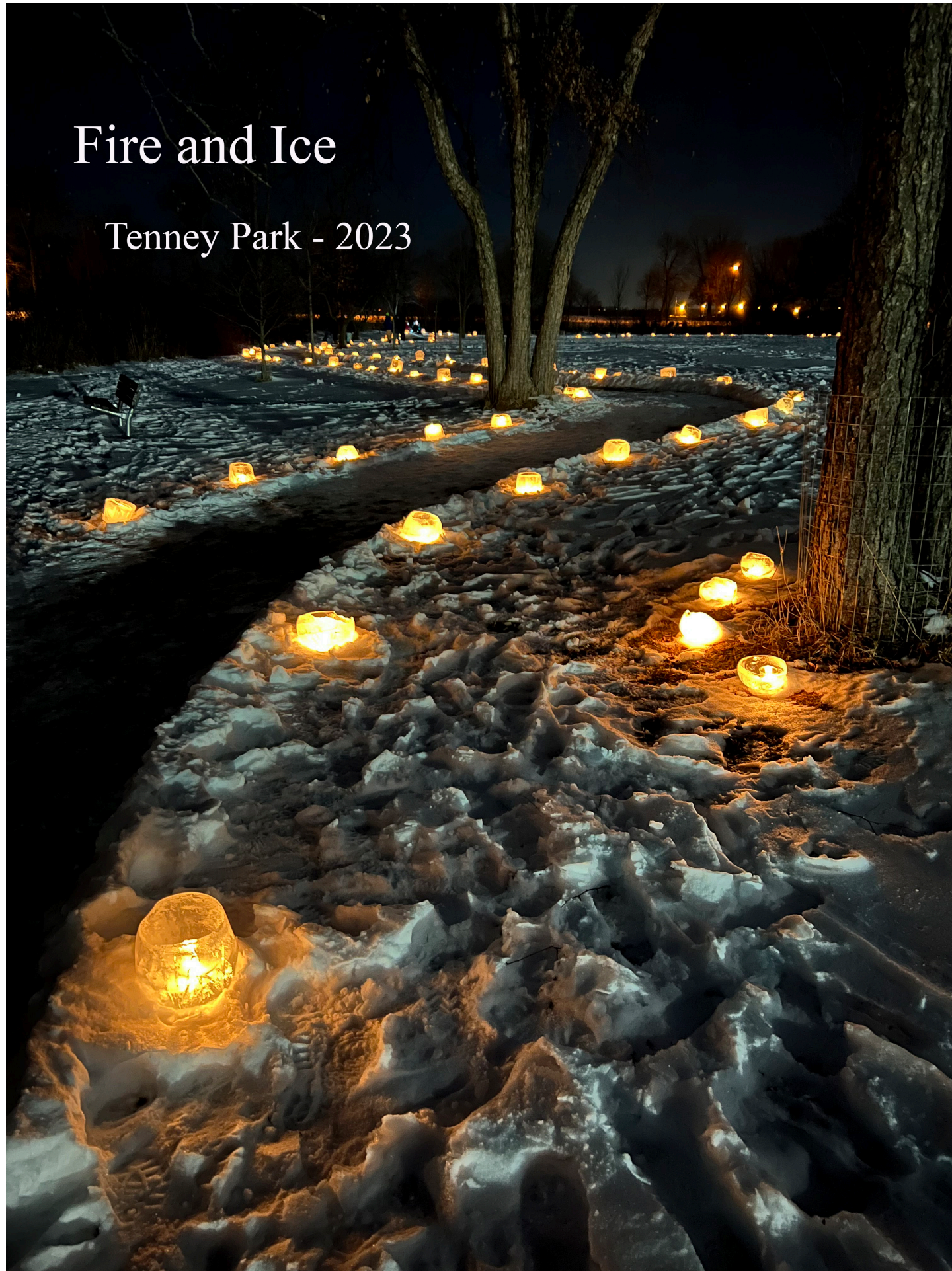
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Fire and Ice

Tenney Park - 2023



Big Appreciation for Fire & Ice

by Jeannette Deloya

This year's Fire & Ice Luminary Path turned out to be such a great event! The weather helped create perfect conditions for lantern making, and the community delivered. We had a range of creative lanterns (over 250). This year's luminaria contributions showcased glitter, whimsy, treats for critters, the remnants of Christmas decorations, and a rich array of color. The sculptures came in all shapes and sizes, and every single one contributed to making the path just beautiful.

Visitors came by the hundreds (thousands on Saturday!). It was so fun to see children, youth and adults alike delight in the flickering lights. Lots of camera action—and a full moon to boot! Yowzer.

My dogs and I took a walk on the path close to midnight on Sunday evening. The hockey lights were off, and the lanterns along the path were twinkling away. A

See **Rebeca Cunningham's** article and photos on Fire and Ice on her blog Fake Flamenco! While you're there, check out her posts on Bolz Conservatory Orchid Show, Olbrich's Gleam, and much more.

fakeflamenco.com/blog



young couple came walking towards us, holding hands. I was struck by how romantic a walk this must have been for them. They were driving by and had seen the lights from Sherman Ave. They decided to cross onto the island to investigate and what met them was a sight to behold. They stopped me and asked if I had "any idea what all of this was about?". I guess I did ;)

Collaborating on this event this year was a joy. I hope the weather aligns in a similar way next year. If so, I hope the Luminary Path will return for its 4th year.

With gratitude! Jeannette and the Fire & Ice Luminary Path team.



Date	Event	Time
Friday, March 17	Cheshire Cat Comedy in Forward Club	7-10pm
Saturday, March 18	Saturday Morning Premier League Watch Party in Forward Club	6am-1pm
Tuesday, March 21	America's Pub Quiz Trivia in Forward Club	6-10pm
Sunday, March 26	FMFC Watch Party v. Union Omaha in Forward Club	1-4pm
Tuesday, March 28	America's Pub Quiz Trivia in Forward Club	6-10pm
Saturday, April 1	Arsenal v Leeds United Watch Party in Forward Club	8:30-11am
Tuesday, April 4	America's Pub Quiz Trivia in Forward Club	6-10pm
Tuesday, April 4	FMFC Open Cup Match	5-9pm
Saturday, April 8	Arsenal v Liverpool Watch Party in Forward Club	8:30-11am
Saturday, April 8	FMFC Watch Party v. Lexington Sporting in Forward Club	5-8pm
Tuesday, April 11	America's Pub Quiz Trivia in Forward Club	6-10pm
Saturday, April 15	Arsenal v West Ham Watch Party in Forward Club	8:30-11am
Saturday, April 15	Forward vs Greenville Triumph SC	5-9pm
Saturday, April 22	Arsenal v Southampton Watch Party in Forward Club	8:30-11am
Saturday, April 22	Forward vs UW Exhibition	5-9pm
Wednesday, April 26	Arsenal v Manchester City Watch Party in Forward Club	1:30 PM
Friday, April 28	Cheshire Cat Comedy in Forward Club	7:00 PM
Saturday, April 29	Arsenal v Chelsea Watch Party in Forward Club	8:30-11am
Saturday, April 29	Forward vs Charlotte Independence	4-7:30pm
Wednesday, May 3	FMFC Watch Party v. One Knoxville SC in Forward Club	5-8pm
Saturday, May 6	Community Day	10am-4pm
Saturday, May 6	Arsenal v Newcastle United Watch Party in Forward Club	8:30-11am
Friday, May 12	Uncork ME (Rain Date)	noon-10pm
Saturday, May 13	Arsenal v Brighton Watch Party in Forward Club	8:30-11am

Date	Event	Time
Saturday, May 13	FMFC Watch Party v. North Carolina FC in Forward Club	5-8pm
Saturday, May 13	Uncork ME '23	7-10pm
Thursday, May 18	Forward vs NC Hailstorm	4-10pm
Saturday, May 20	Distill America	7am-10pm
Sunday, May 21	Distill America (Rain Date)	7am-10pm
Friday, May 26	Bodega (1 of 4)	2-9pm
Saturday, May 27	FMFC Watch Party v. Union Omaha in Forward Club	6-9pm
Saturday, May 27	Radicals v Chicago Union	4-11pm
Sunday, May 28	Arsenal v Wolverhampton Watch Party in Forward Club	9:30am-noon
Saturday, June 3	Forward vs Central Valley Fuego	6-10pm
Sunday, June 4	Radicals v Pittsburgh Thunderbirds	3-10pm
Wednesday, June 7	FMFC Watch Party v. Chattanooga Red Wolves SC in Forward Club	5:30-8:30pm
Friday, June 9	AM FAM Championship Concert	5:30-10pm
Saturday, June 10	Forward vs North Carolina FC	6-10pm
Wednesday, June 14	Weezer Concert with Modest Mouse and Momma	5-10pm
Thursday, June 15	Community Day	10am-4pm
Saturday, June 17	FMFC Watch Party v. Richmond Kickers in Forward Club	5-8pm
Saturday, June 17	Radicals v Minnesota Wind Chill	4-11pm
Wednesday, June 21	Doobie Brothers Concert	5-10pm
Thursday, June 22	Forward vs Lexington Sporting	6-10pm
Friday, June 23	Radicals v Indianapolis AlleyCats	5-11pm
Wednesday, June 28	Noel Gallagher's high Flying Birds with Garbage and Metric Concert	5am-10pm
Friday, June 30	Bodega (2 of 4)	2-9pm
Saturday, July 1	Festival Foods Lights the Isthmus (Fireworks)	6-10pm



photo by Keith Robert Wessel

A Message from Breese Stevens

by Tristan Staub, General Manager

Greetings and Salutations, Tenney-Lapham Neighbors! As GM of the historic grounds which is home to Forward Madison and summer staples like The Bodega, Curd Fest, Festival Foods Lights the Isthmus and others, I am super excited as we enter the 2023 event season.

With that season around the corner, I wanted to take the time to express our gratitude for all of the continued support and assistance we receive from the Tenney-Lapham neighborhood. We are dedicated to continuing to work through any issues as they arise, in hopes of keeping the neighborhood clean and safe, while also being a beacon of fun in the greater Madison community.

In addition to aforementioned events, we have announced six national concerts, Distill America, Uncork ME - Wisconsin and have much more in store for this TL venue. We are working to provide more entertainment options in the Forward Club, including Cheshire Cat stand-up comedy, America's Pub Quiz Trivia, and more. We will be

hosting a wide variety of non-profit events and local sports teams, including the return of Friday Night Lights with Edgewood High School this fall. We are also very excited to welcome back TLNA's Taste of Tenney for the second consecutive year!

We will be hosting a monthly "community day" to allow community members to enjoy the field, play some yard games, kick/toss the ball around, and take in the history of Breese Stevens. We plan to work with the neighborhood to establish a kickball tournament on one of these community days! Currently, community days are 10am-4pm on the following dates: April 9, May 6, and June 15; more will be scheduled soon.

As we unveil more events throughout the summer and fall, the best way to stay updated about what's to come at Breese Stevens is via our Upcoming Events web page or on Facebook (links below). We keep these updated as we continue to announce new events, however a ca-

veat is that we are not always able to publish private user events in these forums. Instead, we will send a monthly email to the TL listserv that incorporates those as well; we want transparency and clarity for our neighbors. As always, please do not hesitate to contact us at info@breesestevensfield.com with any questions or concerns about past or future events.

We continue to work with the City of Madison and related entities to modify the existing stadium to become increasingly friendly to individuals with accessibility concerns, while keeping the history of our beloved facility intact. As part of our commitment to resolve any issues that arise from time to time, I implore members of this fine neighborhood to reach out to me at tristan@breesestevensfield.com at any time, so that we can work to address any concerns in real time. Thanks again, I hope to see you this event season at Breese Stevens!

Web: reesestevensfield.com/upcoming-events | Facebook: facebook.com/breesestevensfield

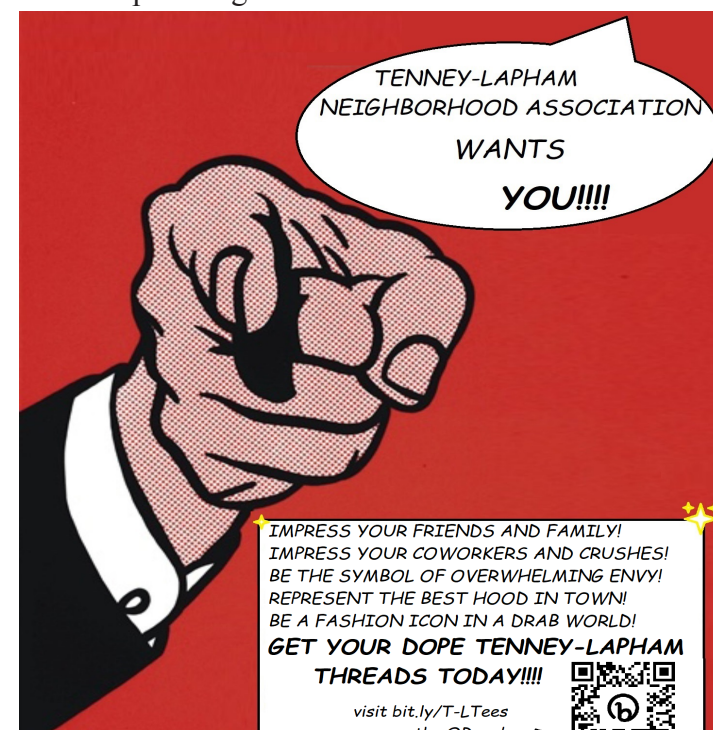
An Open Apology to My TLNA Neighbors

Ryan Schudlach, 329 N Baldwin St

For those of you that have spent any appreciable amount of time traversing North Baldwin St over the past five years, I'm sorry. Our neighborhood is more likely than most to maintain wild and interesting yards - far from the neatly manicured lawns you might find on the west side - but even still I'm afraid I may have gone too far.

You see, we now have three kids (3, 4, & 6) and in the selfish interest of keeping them entertained, and keeping myself and my wife sane, you all have had to put up with our veritable collection of front yard junk. It started innocently enough with the usual suspects - bikes and scooters and balls and trucks. Then we had more kids and things escalated. The problem is compounded in that our particular stretch of Baldwin contains ten kids in this age range and our house is centrally located between them - i.e. a natural dumping ground of wandering toys moving from one house to another.

For a while, we really did try to keep it cleaned up. But between kids and Covid the need for outside entertainment required upping the ante. At first it was the construction of a makeshift obstacle course. That wasn't too bad. But then I put up a 30' tall rope swing and that got a lot of concerned looks from drivers on their morning commute as they saw small kids swinging almost to our roofline. Maybe not coincidentally, several of my neighbors have banned me from pushing their children on the rope swing.



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After that came the first igloo - a product of several hundred bread pans, food coloring, and a polar vortex. I was positive that giant chunk of ice, capable of holding a pizza party for 6 kids, would last until June (turns out the following weeks' rain storm made it into a skating rink that only lasted until March). A few subsequent winter igloos later and we now regularly get requests for those bread pans from other neighbors down the block.

Another time I found a guy willing to put a bounce house in my front yard for a day. That bounce house covered every inch of our postage stamp sized yard and only kind of blocked the sidewalk. There was no special event, other than that it was the first nice spring weekend, and it seemed like a good way to entertain the neighborhood kids so the parents could stand around and participate in what has come to affectionately be known as the Baldwin St weird party - a rotating collection of any random neighborhood families that happen to be walking by with nowhere to be, usually on Sunday afternoons.

The longest lived eyesore, a wooden bike track that grew to encompass two yards at its largest extent and would sometimes be rearranged into a winter fort, is the one that has attracted by far the most attention - including two bus driver shout outs and one driveby job offer from a Madison Parks employee (if you're reading this, I'm still interested!). That bike track was the coming together of our lack of mountain bike trails on the near east side and a serendipitous offer of rough cut lumber too cheap to pass up. It was also an obvious gold mine of child entertainment. The teeter totter was an instant favorite, especially among the bike riding gang of middle schoolers that hit it on their way to and from class.

While I am sincerely sorry to the handful of neighbors that maintain beautifully landscaped yards across the street, forced to gaze upon the hellish landscape that is my front yard, I am truly grateful for the interactions it has encouraged in our neighborhood. My favorite is the admission from a neighbor that he used to avoid our house on the walk home from daycare to mitigate toddler temptations, and tantrums (he has since accepted the inevitable and is a regular visitor). The Baldwin St weird party is also particularly enjoyable for me given its dual use as a vehicle of both kid and parent entertainment and its openness to welcoming new neighbors.

Now, the time of the bike course is likely nearing its end and I'm left wondering what we will replace it with, because I just can't not put that space to use. I'm open to suggestions.

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- Saturday April 15, 2023 7:30am-6:30pm
- Adult 18+ Fee: \$115, Course #35696
- Youth (Ages 8-17) Fee: \$105, Course #35697

Burgers & Custard Capital of the World

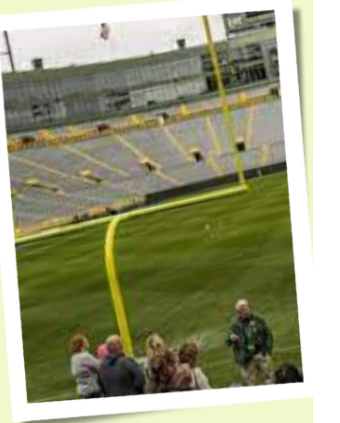
Join us as we team up with Milwaukee Food & History Tours. Start the day in Milwaukee's historic Brewers Bank building and learn about its role in popular television shows and films. Explore the exhibits, gift shop and even purchase a legendary beer to enjoy, too. Take a short stroll and give two thumbs up with a visit and photo opportunity with Fonzie along the Milwaukee RiverWalk. "Ayyyyy..." Enjoy lunch at a classic Milwaukee diner, Miss Katie's. Delve into a "custard crawl" with stops at two historic custard stands. Fee covers narrated, guided city tour, lunch, custard and motorcoach transportation. Tour includes minimal walking; must be able to enter / exit the bus multiple times during the day. Bus loads on Pflaum Rd in front of LaFollette High School. Registration deadline is April 26, 2023.

- Saturday May 6, 2023 8:30am-6:00pm
- Ages 18+: Fee \$104, Course #35698

 608-204-3021

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BOOK NOW





Tenney Lapham T-shirts Around the World

TLNA Communications

Neighbors, as we get close to vacation season don't forget to pack your Tenney Lapham t-shirts so that you can represent T-L while abroad, whether you're across the state, across the country, or across the globe! If you're going away from this globe, we definitely want to you to represent!

Don't have a t-shirt? Buy one using QR code below



When you travel with your T-L tees, be sure to snap a selfie and share it with us! Later this year we hope to publish a collage of you neighbors representing all around the world!

Tenney Lapham Neighborhood Association

2023 Events Calendar

**Saturday, April 22: TLNA
spring meeting**

**Sunday, June 4: Party in
the Park**

**June 3-10: Bike to Work
Week**

Sunday, June 25: Art Walk

**Sunday, July 2: Garden/
Chicken Coop Tour**

**Saturday, August 5: All-
Neighborhood Yard Sale**

**Sunday, October 1: Taste of
Tenney and Annual Meet-
ing**

Name the Newsletter! TLNA Communications

TLNA is hosting a newsletter naming contest! While The Tenney Lapham Newsletter is quite the spot-on descriptive title, we are hoping to showcase the diverse and creative community within our neighborhood, in the form of a new name!

Unleash your creative and clever brains! Think of what we have that is unique to T-L. Think about what makes this an amazing place to call home. Think of the year-round beauty.

We will accept suggestions up until the Summer newsletter deadline of June 9, then publish them in the newsletter and on social media, for the neighborhood to vote on. The submissions will be discussed by the TLNA council and announced as the new name of the fall newsletter!

The winner will be given the opportunity to explain their thoughts behind the name, highlighted in a newsletter article. They will also be recognized at the annual meeting and Taste of Tenney in October, get a free T-L t-shirt, and potentially more!

Please submit your ideas to tenneylapham.comm@gmail.com
You may submit as many ideas as you want, as often as you want.



Music Blossoms at Our House Concerts

by David Wallner and Anne Katz

It's hard to believe, but we're now in our 12th year of hosting Our House concerts. We've loved the music, met many fabulous performers and audience members, and keep on getting a boatload of requests from artists and music agents. In the past year we hosted wonderful performers like Martyn Joseph and Danni Nichols from the UK, Willy Porter, Peter Mulvey, Ellis Paul, House of Hamill from across the US, and local favorites Sam Ness, Josh Harty, Darren Sterud and his jazz trio, and Mark Croft and Jon Vriesacker. So here we go, into 2023. Come on over to Our House!

INDOORS, IN OUR LIVING

ROOM:

LISTENING PARTY at 7:30 p.m. on Saturday, April 1. This Milwaukee duo of Weston Mueller and Jacob Wood returns to Our House for a third time, for a night of rollicking folk-rock and Americana sounds. A recent Shepherd's Express article compared the duo's music to The Lumineers, The Avett Brothers and Mumford and Sons. Not bad company to keep! Their newest album, recorded in an old chapel in Hartland, comes out this spring. Weston's powerful, haunting voice and guitar work plus Jacob's keyboards, harmonica and other instruments create a great tapestry. www.listeningpartymusic.com/

LYNNE HANSON at 7:30 p.m.

on Saturday, April 29. She's called the Canadian Queen of Americana, coming all the way from Ottawa, Ontario. Her sultry, smoky voice and bluesy guitar work shimmer in the dark. From blue sky ballads to hard-living times on the road, her music has impressed folks at the Kerrville and Winnipeg Folk Festivals, and all over the US, Canada and Europe. Lynne Hanson is the real deal. Come see why. www.lynnehanson.com

OUTDOORS, IN THE BACK-
YARD:

RUPERT WATES at 6:30 p.m. on Saturday, June 17. Rupert's a London-born New York City resident.
continued on page 26



Vote April 4

14 years of experience as an alder developing, negotiating, and amending city policy on traffic safety, climate resilience, tree and water protection, accessible public transit, community oversight of police, and sustainable infill development.

My leadership created new neighborhoods and places: the Capitol East District, Union Corners, and McPike Park. My persistence led to the restoration of the historic Garver Feed Mill now the winter home of the Dane County Farmers Market.

I will focus on expanding affordable housing options that are non-market based like limited equity cooperatives, co-housing, and land trusts and invest city funds in multi-family owner occupied housing to build generational wealth.

I look forward to the opportunity to serve residents and the city. I hope I can count on your vote on or before April 4.

Marsha Rummel for District 6 Common Council

Authorized and paid for by Friends of Marsha Rummel Bob Klebba treasurer





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An Antidote to Filene Fatigue?

by Joey Hoey

No matter what side you came down on in the debate over the recent City Council rejection of the Landmarks Commission's recommendation to make the Filene House a historic landmark, you can be forgiven for having a somewhat negative reaction to hearing the name Filene. If that is the case, I hope the following opportunity will provide an antidote to any lingering ill effects of that debate.

Although not technically a part of the Tenney Lapham Neighborhood, (at least not at this point in time) Filene Park, situated on the hilltop to the east of the Tenney Locks, offers a peaceful spot to enjoy outstanding views of Lake Mendota, especially the beautiful sunsets.

Although not technically a part of the Tenney Lapham Neighborhood, (at least not at this point in time) Filene Park, situated on the hilltop to the east of the Tenney Locks, offers a peaceful spot to enjoy outstanding views of Lake Mendota, especially the beautiful sunsets.

Almost 20 years ago, the park

underwent a complete overhaul. Old junipers and spruce trees that blocked the view were torn out and the TLNA Board worked with the Parks Department and volunteers from the neighborhood and Olbrich Gardens on an ambitious plan utilizing grasses and dogwoods.

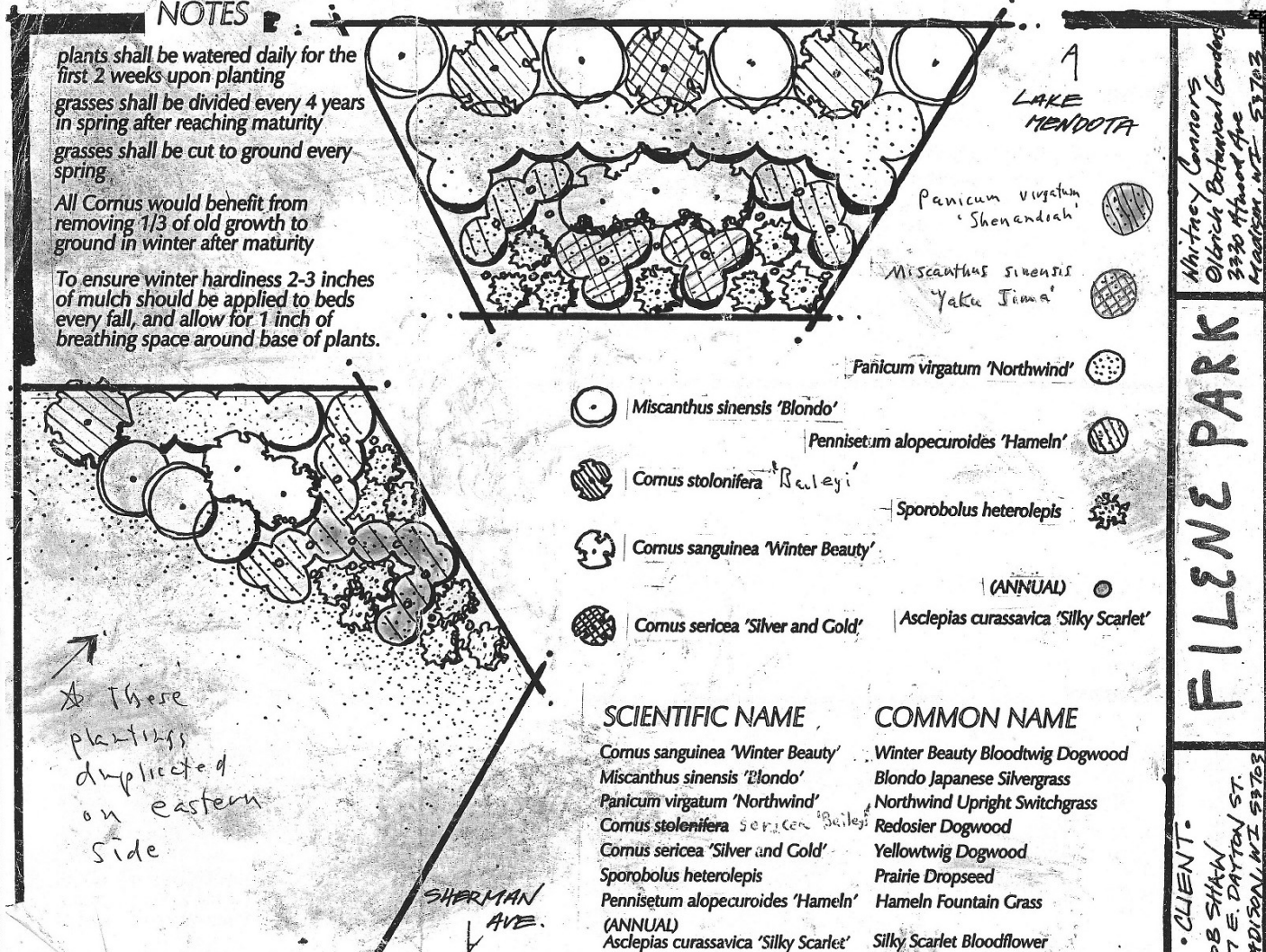
As with people and homes, age takes its toll on any garden. Unfortunately, city staff, with limited staffing and financial capac-

ity, find it difficult to maintain the many parks we are blessed with.

So it's up to those of us who love our parks and want to keep them healthy and looking good to step up. Last year I responded to TLNA Parks Chair Pat Kelly's request for volunteers to help maintain some of the existing gardens

NOTES

plants shall be watered daily for the first 2 weeks upon planting
grasses shall be divided every 4 years in spring after reaching maturity
grasses shall be cut to ground every spring
All Cornus would benefit from removing 1/3 of old growth to ground in winter after maturity
To ensure winter hardiness 2-3 inches of mulch should be applied to beds every fall, and allow for 1 inch of breathing space around base of plants.



LAKE MENDOTA

Panicum virgatum 'Shenandoah'

Miscanthus sinensis 'Yaku Jima'

Panicum virgatum 'Northwind'

Miscanthus sinensis 'Blondo'

Pennisetum alopecuroides 'Hameln'

Cornus stolonifera 'Bailey'

Sporobolus heterolepis

Cornus sanguinea 'Winter Beauty'

(ANNUAL)

Cornus sericea 'Silver and Gold'

Asclepias curassavica 'Silky Scarlet'

SCIENTIFIC NAME	COMMON NAME
Cornus sanguinea 'Winter Beauty'	Winter Beauty Bloodtwig Dogwood
Miscanthus sinensis 'Blondo'	Blondo Japanese Silvergrass
Panicum virgatum 'Northwind'	Northwind Upright Switchgrass
Cornus stolonifera 'Bailey'	Redosier Dogwood
Cornus sericea 'Silver and Gold'	Yellowtwig Dogwood
Sporobolus heterolepis	Prairie Dropseed
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
(ANNUAL)	
Asclepias curassavica 'Silky Scarlet'	Silky Scarlet Bloodflower

* These plants duplicated on eastern side

SHERMAN AVE.

in the neighborhood by agreeing to help care for and rejuvenate the gardens at Filene Park.

If you are interested in something positive to associate with the name Filene, please visit the park if you haven't been there recently. In addition to being a great spot to

catch the sunset, there's wonderful views of sailboats, windsurfers and birds of all kinds. Who knows who you'll run into. Our former Lieutenant Governor Mandela Barnes could often be found spending a few minutes there at the end of one of his hectic days.

And if you want a more active way to attach a positive feeling to hearing someone say Filene, feel free to reach out to me about joining in the effort to maintain and rejuvenate the gardens. As they say, many hands make light work.



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Music Blossoms at Our House Concerts

continued from page 23
He is a true folk troubadour who does up to 120 concerts per year all over the US and Canada and has put out 12 solo albums. He has a wonderfully rich, deep voice and impeccable guitar work. Not to mention he's a marvelous storyteller with a great sense of humor. He's got it all. www.rupertwatesmusic.com/
Our friends Julie and Bruce Heck-

sel, known as PATCHOULI, from Maiden Rock, Wis., return for an encore show at 6:30 pm on Friday, July 7. We love them and we love their beautiful music. Need we say more? www.patchouli.net

And to round out the summer, JOE CROOKSTON from Ithaca, NY, will roll in at 6:30 p.m. on Thursday, Aug. 10. Joe has played at Our House twice before, and he is one of America's top singer/songwriters. He plays violin, guitar, dobro and has an amazing array of stories and songs to share. Don't miss this Americana/roots all-star! www.jocrookston.com/

CONCERT DETAILS: The price is \$20 each for all concerts. All proceeds go to our musicians, and

we ask that you pay in advance so we know we have the funds we've promised the performers. To reserve your seat(s), send or drop off your cash or check (payable to David Wallner, 451 North Few Street, Madison, WI 53703). You can also use PayPal (annedave.our-house@gmail.com) or Venmo @Anne-Katz-4. We hold checks to be cashed after the concert date, and we'll send out a reminder/logistics message to all attendees right before the concert. Please note that indoor concerts take place in our living room, an enclosed space without a lot of room to physically distance. We expect indoor concert attendees to be fully COVID-vaccinated. Masks are optional. Questions? Contact us at annedave@chorus.net. See you soon at Our House!

BRT Redesign

continued from page 14
in 2024.

Routes A,B,D will run every 15 minutes or less Monday-Saturday days and every 30 minutes or less Sundays and evenings. D1 and D2 will alternate and will each run at double the time intervals.

Please note that I'm reporting these details to the best of my understanding. Please check the Madison Metro website for more information.

Join Tenney
Lapham
www.tenney-lapham.org

Visit Mendota Rowing Club in James Madison Park on June 3 for a taste of rowing

Save the date! Saturday, June 3 is National Learn to Row Day, when Mendota Rowing Club opens the boat-house doors to offer the community free rowing in 8-person shells.

If you'd like to row in a boat, registration is now open to reserve a spot. Visit the website <https://mendotarowingclub.com/Learn-to-Row-Day> or contact learntorow@mendotarowingclub.com for full details.

Tenney-Lapham
Neighborhood Association
Membership Form

New member ☐

Renewal ☐

Annual Membership Options	Cost Per	Total Amount
Adult [age 18-64]	\$10	\$
Student	\$5	\$
Senior [age 65+]	\$5	\$
Household	\$20	\$
Business	\$20	\$

Total Enclosed \$

Name(s):

Address:

Phone:

Email:

Please add me to the TLNA email listserve ☐

I'd like to be more involved, please have someone contact me! ☐

Join the TLNA today!

Pay online by visiting tenneylapham.org and click on the Memberships tab

or make and mail checks payable to:
TLNA
PO Box 703
Madison, WI 53701

Housing Listings

	Address	Square Ft	List Price
Active	123 N Blount, #105	455	\$205,000
	625 E Mifflin, #?	615	\$250,000
	319 N Few	1620	\$345,000
	1126 E Gorham	2148	\$399,000
Pending	11 Sherman Ter, #4	852	\$189,900
	201 N Blair, #101	1286	\$395,500
	109 Dayton Row	1346	\$400,000
	123 N Blount, \$401	1014	\$450,000
	123 N Blount, #407	1132	\$475,000

	Address	Days on Market	List Price	Sale Price
Sold!	24 Sherman Ter, #4	4	\$119,900	\$113,000
	11 Sherman Ter, #3	5	\$159,900	\$159,900
	617 E Fayton, Apt D		\$294,900	\$277,000
	1317 E Johnson	145	\$489,900	\$410,000
	1042 E Gorham		\$500,000	\$500,000
	317 N Baldwin	14	\$500,000	\$480,000
	223 N Baldwin	105	\$580,000	\$543,000
	1151 E Johnson	195	\$775,000	\$560,000

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