Summer 2026

The Bridge

TENNEY–LAPHAM NEIGHBORHOOD ASSOCIATION NEWSLETTER

"If you don't like something, change it. If you can't change it, change your attitude." -Maya Angelou

What's your go to quote about change? Are you a fan of David Bowie's *Changes*? Or maybe Nina Simone's *Everything Must Change*? Does JFK's famous line come to mind - "Change is the law of life. And those who look only to the past or present are certain to miss the future." Or is your fallback Heraclitus - "You cannot step twice into the same river."

In this issue you'll find news about some of the changes in the neighborhood. We're going to have a new voice representing us in the State Assembly. Congratulations to Dina Nina Martinez-Rutherford, who won the hard-fought democratic primary for the 76th Assembly District seat and is widely expected to win election in the fall. And congratulations to the other candidates for how they conducted themselves and for stepping up and running for office.

Although the pace of new construction has slowed in the neighborhood, we're still getting accustomed to some of the changes. The floating Island that we've highlighted in previous issues has been installed in Tenney Park Lagoon. Hopefully you'll enjoy the photographs of recent additions to the neighborhood included in the following pages.

And as summer comes to a close, we're looking at more than just a change of seasons here at TLNA. We're about to have a major change in leadership of the Association. Our President, Vice President, Treasurer, Events Chair and Special Projects Coordinator are all stepping back. We thank them for all they've done for the neighborhood and wish them all the best in what comes next. And while we're going to miss them tremendously, we are lucky to have neighbors who are stepping up and taking on new responsibilities. More on that in the next issue of the newsletter.

Seven20



The Seven20 project under construction at 720 E. Washington Ave. will have 244 apartments, several levels of parking and space for up to four businesses.



Tenney Lapham Neighborhood Association Council Members			
President	Ryan McCormick	E Mifflin	president@tenneylapham.org
Vice President	Pat Kelly	E Mifflin	Pjkmifflin@sbcglobal.net
Secretary	Hilary Stohs-Krause	E Gorham	hilarysk@gmail.com
Treasurer	Davie Froeschner	Elizabeth	df@wavok.com
Events	Lauren Engelke	Sherman	Events@tenneylapham.org
Newsletter	Joey Hoey	E Mifflin	joeyphoey@yahoo.com
Develpment	Bob Klebba	E Gorham	bob.klebba@gmail.com
Newsletter/Web Page	Keith Wessel	N Ingersoll	krwessel@itis.com
Traffic Calming	Peter Beeson	E Gorham	peter.r.beeson@gmail.com
Parks	Chris Hovel	N Baldwin	chris.parks.tlna@gmail.com
Membership	Patty Prime	Sidney	pprime@gmail.com
Special Projects	Monica Kane	E Gorham	monicahkane@gmail.com
Area Rep	Joe Lusson	E Gorham	joelusson@gmail.com
Area Rep	Sue Babcock	N Livingston	sebabcock282@gmail.com
Area Rep	Mary Lang Sollinger	The Lyric	sollingerml@gmail.com
Area Rep	Michael Donnelly	E Johnson	donnelly@foolproofplan.net
Area Rep	Jacob Handel	Curtis Ct	Jhandel333@gmail.com
Area Rep	Allie Vidales	Curtis Ct	allievidali17@gmail.com
Area Rep	Kevin Davies	Marston Ave	davieskd09@gmail.com
Area Rep	Autumn Custis	E Gorham St	autumncustis02@gmail.com
Area Rep	Rachel Yves	Baldwin St	rachel.yves@outlook.com

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 as well as the Filene Park annex on Sherman). 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/.

Submission deadlines are March 15, June 15, September 15 and December 15. Unless explicity state otherwise, the 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: https://tenneylapham.org.

Editor/Coordinator: Joey Hoey
Layout: Keith Wessel
Circulation: 2,000-2,400
Printer: Thysse Printer Services



BARRE DISTRICT
Barre = Group fitness classes that build & tone muscles increase flexibility improve posture.
2 week intro for $39
Come for the workout, stay for the community!
BarreDistrict.com/Madison
1014 E. Washington Ave.



Reynolds Park Garden turns 35



(l-r, Dee Rennick, Bob Shaw, Jon Cummings, Richard Freihoefer)
Spring 1991



Summer 2026

The garden at the corner of N. Paterson/E. Dayton in Reynolds Park turns 35 this year. It was funded in 1991 by a grant from the Margaret Pohle trust fund and Madison City Parks and was built by neighborhood residents. The garden has been maintained for the last 35 years by neighbor Bob Shaw.



LIVE THE POSSIBLE.
Remodels, additions and new home construction.
Plan. Design. Build.
We make it possible.
Christensen CONSTRUCTION
608.252.8406 | christensenconstruction.net

CHRIST PRESBYTERIAN CHURCH
Sunday Worship
9am Contemporary
11am Classical
10am Combined
Memorial Day through Labor Day
You are loved.
Life can be messy. And hard. We are here to help each other find joy and grace through God.
cpcmadison.org
CPC 175 YEARS
Anniversary Concert
Sun, Sept 20, 3pm
Greg Zelek, organ
Trevor Stephenson, harpsichord
Tickets: $25
cpcmadison.org/175concert



The Dylin Hotel between East Dayton and East Mifflin, which preserved the historic Reynolds warehouse façade on Dayton and the original Reynolds House on Mifflin.



TLNA 2026 Fall Festival















76th Assembly District Candidate Forum





On Tuesday, July 14th, TLNA hosted a forum for the 5 candidates running in the democratic primary for the 76th Assembly District seat being vacated by Francesca Hong, who decided to run for Governor. The was a great turnout (not sure anyone did a head count!) and neighbors listened attentively for close to two hour as Isaia Ben-Ami, Juliana Bennet, Tony Castañeda, Dina Nina Martinez-Rutherford, and Zoe Sullivan answered a series of questions designed to help folks get a better idea of who they are as people and what their priorities are.

We heard about their first jobs, favorite places they have visited, and things they have accomplished that they are proud of that prepared them to be an effective member of the legislature. They were asked to share something personal about themselves that they hadn't discussed during the campaign or listed on a piece of campaign literature and what they believe is the one greatest challenge facing our State today. Thanks to the candidates for participating, to all those who took the time to listen, and Christ Presbyterian Church for hosting the forum.













Work Out with the November Project

By Joe Lusson, Area Rep

Several Tenney-Lapham neighbors showed up at 6:30 a.m. Saturday, July 18, in Reynolds Park for a pop-up workout with the November Project. This informal running club typically meets on Wednesday and Friday mornings downtown, but their creativity seemingly knows no bounds.

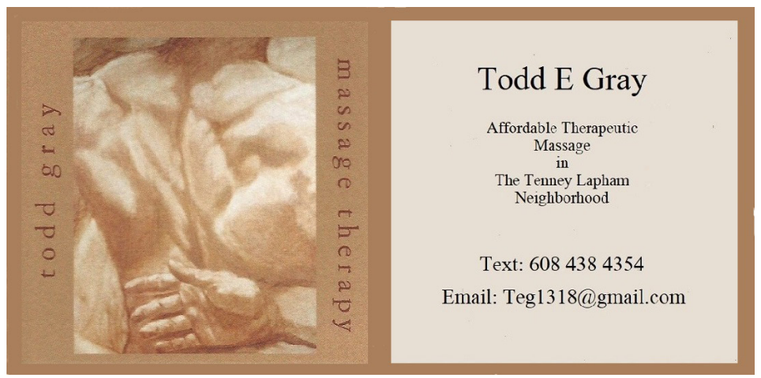
As part of the TLNA Council's goal of reactivating Reynolds Park, our Events Committee reached out and proposed a workout. November Project-Madison happily obliged. About 35 people participated, and thankfully the smoky air cleared!

Among the four circuits: mega hopscotch on the pumping station roof, feats of strength at the playground, cone sprinting on the lawn, and full laps around the park.

TLNA provided bagels and Cargo coffee to wrap things up.

For people interested in joining for a workout, they reliably meet at 6:28 a.m. every Wednesday at the top of Bascom Hill, and 6:28 a.m. every Friday on the State Street corner of the Capitol Square. Workouts last approximately 45 minutes, and are go-at-your-own-pace. In the 13 years of the Madison group's existence they reportedly only had to cancel 4 times; twice for bad air quality, and twice for bitter cold. Pretty safe to say, they will be there! It's informal and it's free. For really early risers, there is 5:45 a.m. workout at least one day a week. For more info, they are on Facebook as November Project-Madison.





MGE Advances Clean Energy While Maintaining Reliability

From Madison Gas and Electric

At MGE, we're building solar and wind farms, investing in battery storage and partnering with our customers in innovative ways to achieve a cleaner energy future.

MGE uses renewables first, and we ensure other energy sources are available to keep our communities powered safely and without interruption. Safe, reliable and affordable energy is our fundamental obligation to you, our customers.

Commitment to energy affordability

Your community energy company takes our responsibility seriously. Safe, reliable energy helps to preserve the health, safety and vitality of our communities.

As the energy landscape continues to evolve, maintaining energy affordability is a top priority. We are sensitive to the impacts our costs have on our customers as we transition to cleaner energy sources.

If you're having trouble paying your utility bill, resources are available to help. Visit mge.com/resources for information on energy assistance and other resources.

Goal of net-zero carbon electricity by 2050

MGE is working to reduce carbon emissions as cost-effectively as we can. We have a goal of net-zero carbon electricity by 2050. Along with significant growth in renewable generation, our customers are helping us work toward net-zero carbon electricity by participating in MGE's clean energy programs and programs that help manage when and how they use energy. If you're looking to reduce your environmental footprint further, learn more about our optional renewable energy programs at mge.com/green.

Top-ranked electric reliability

MGE remains a national leader in electric reliability. We continue to modernize our electric distribution grid to further enhance reliability by making our systems less susceptible to weather and other threats. While MGE uses renewables first, we ensure other energy sources are available to maintain reliable service. Highly efficient natural gas helps to enable our ongoing clean energy transition while maintaining reliability cost-effectively. Natural gas complements renewable energy because natural gas plants can be dispatched quickly and at times when it's more challenging for wind or solar generation. To learn more about our ongoing clean energy transition, visit mge.com/netzero.



Leave the Leaves

Tree Leaves Have Many Benefits

By Wild Ones Madison

We've all removed leaves in the fall, but leaving some in place has important benefits. Birds, pollinators, and other creatures rely on fallen leaves for food and shelter over the winter. Keeping leaves also helps yards retain moisture, reduces carbon emissions, and provides free fertilizer in your garden, lawn, and compost bin. Carpets of leaves under trees in autumn have their own beauty.

Check out this locally written article which explains the benefits of keeping leaves on your property, and what to do with your leaves instead of piling them by the curb. Read it at: https://madison.wildones.org/leaves/

You can even spread the word to your neighbors with a cute Leave the Leaves sign designed by local artist Sarah Krajewski, available now at the Willy Street Coop.

Christ Presbyterian Marks 175 years in Madison

By Phil Haslanger, Christ Presbyterian Church historian



One was the acting chancellor and then dean of the faculty at the University of Wisconsin in its earliest years. One supervised the construction of the first Capitol building and ran an early Madison newspaper. One became the first librarian at the new Wisconsin Historical Society.

Wisconsin was barely a state (that happened in 1848) and Madison was not yet a city (that happened in 1856), but these three powerhouses – John Sterling, John Yost Smith, and Daniel Durrie - gathered a few others to found a new Presbyterian congregation here in 1851.



Today, that congregation now known as Christ Presbyterian Church sits in the middle of the Tenney-Lapham Neighborhood on East Gorham Street. In addition to all the normal things that happen in a church, the congregation has found many ways to use it space to serve the neighborhood.

There is the Community Fridge in its parking lot along with a B-Cycle station at the edge. The building is a voting site for City of Madison elections and a rehearsal space for the Forward Marching Band. It provides meeting space for a Girl Scout troop, for Plato classes, for English-as-a-Second Language classes, for a variety of 12-step groups. A small Jewish group meets there once a month for a Shabbat gathering.

Madison International Partners has an office in the church and hosts regular international dinners. The Community Immigration Law Center is housed in the church building. And while Giddings Park behind the church is city property, it provides a quiet space for people to gather – and a great sledding hill in the winter.

This building is actually the third one for the congregation. The original church building was on Wisconsin Avenue where the Wisconsin Masonic Center is now. In 1892, the congregation moved up the street to where the Concourse Hotel now stands. And in 1963, it moved into its current building in the neighborhood. That building has been remodeled a couple of times in the past 63 years.

But the buildings are only a place to house the activities of the people who make up the congregation – and they have been and are a lively group of folks.

A pastor in the early part of the 20th century – Rev. George Hunt – got in trouble because he preached that science and religion could happily co-exist. The congregation helped a family settle in Madison from a displaced persons camp after World War II, helped a refugee family resettle here after the Vietnam War, and more recently has worked with Jewish Social Services to help a couple of families settle here after fleeing violence in the Democratic Republic of the Congo.

It helped create Project Opportunity in the 1990s, a program worked with students at East High School to help them get to college. Christ Pres also was part of the early formation with Rev. Alex Gee of the Nehemiah Project which is still going strong.

It helped communities in Rwanda in the early 2000s and still helps support an orphanage for children with special needs in Egypt. It has gathered medical material for doctors in Chad. Members of the congregation have been deeply involved in supporting not just Christians, but all those suffering in Palestine.

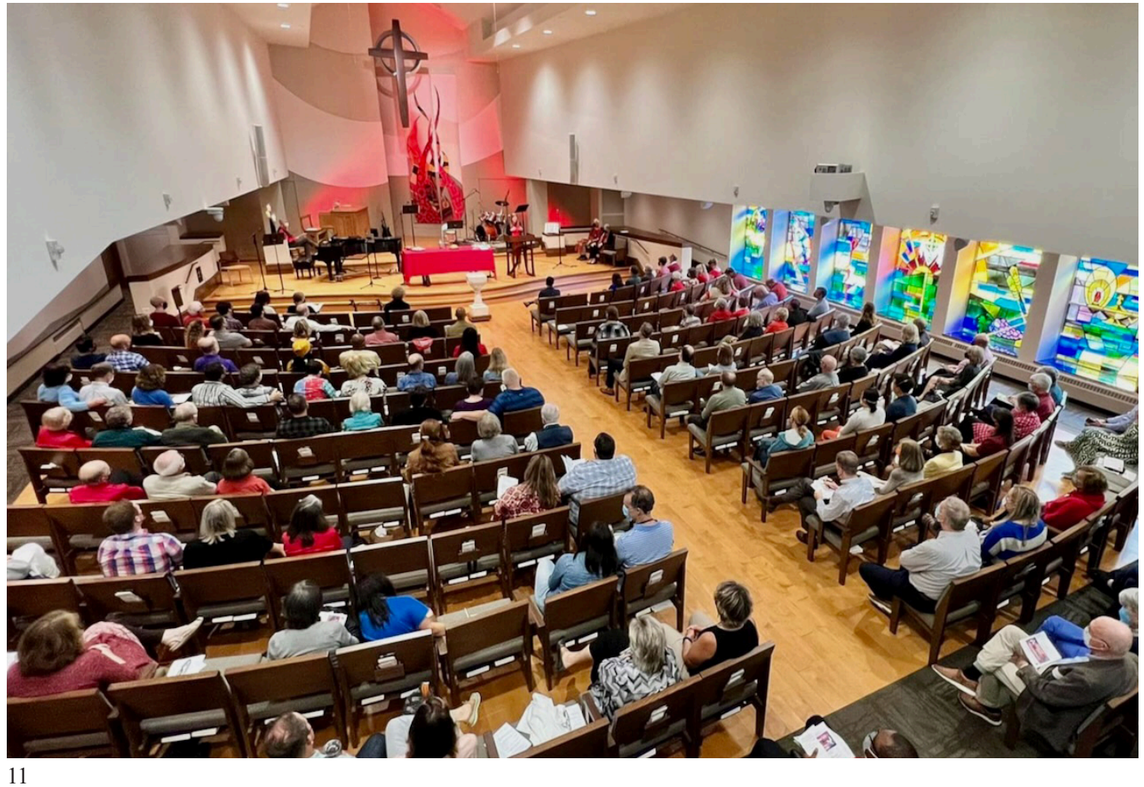
And yes, it is also a center of spirituality, reflected of course in worship services and study of the Bible and programs for children and youth. It also has a long history of music – both classical at the 11 am Sunday service and a quarter century ago added contemporary music to the 9 am service. It provides performance space for outside groups like Madison's Perfect Harmony Chorus, the Isthmus Vocal Ensemble, and traveling musical groups. It has stunning stained-glass windows in various places from major glass studios like J.R. Lamb and Tiffany and from more contemporary glass artists. It has local artists' work on display around the building.

The actual anniversary of the congregation's founding is Oct. 4. In the lead up to that, there have been weekly stories from the church's history posted on a Substack page - https://cpcmadison.substack.com.

There will be a special harpsichord and organ concert on Sunday afternoon, Sept. 20, at 3 p.m. with Trevor Stephenson, who did the initial concert on the harpsichord when it was donated in 2011, and with Greg Zelek, the organist with the Madison Symphony Orchestra. Tickets are on sale for $25 and the proceeds will go to Nehemiah.



Former Pastor Dale Chapin will be preaching at both the 9 and 11 a.m. services on Sept. 27; there will be a potluck and memories on Saturday evening, Oct. 3; and then worship services at 9 and 11 on Sunday, Oct. 4, will mark the anniversary.



Tenney Beach Volunteers: Keeping Our Neighborhood Beach Clean, Safe, and Swimmable



By Chris Hovel, TLNA Parks Chair

For the second consecutive summer, a dedicated group of Tenney-Lapham neighbors have come together to help keep Tenney Beach clean, safe, and enjoyable for everyone in our community. What started as a small volunteer effort has grown into a remarkably consistent and effective beach cleaning program. The dedication and consistency of these volunteers have undoubtedly played a major role in keeping Tenney Beach open and swimmable with minimal water-quality closures over the past two summers. This effort has been an excellent example of what neighbors can accomplish when they come together.

A huge thank-you goes to Tenney-Lapham neighbors Josh, Angie, and Janet, who have stepped up as lead volunteers and whose leadership and commitment have been instrumental in organizing and coordinating beach-cleaning efforts this summer. Their willingness to consistently take on this responsibility has been absolutely incredible. The success of this program would not be possible without their leadership, nor without all of the neighbors who have generously volunteered their time throughout the summer.

So far this summer, volunteers have organized and completed more than 15 beach-cleaning sessions. During these cleanings, volunteers rake accumulated weeds and seaweed onto the shoreline, pile it up, and haul it to the nearby dumpster. They also walk the entire beach picking up goose droppings, refuse, and other debris. Volunteers have also taken on the responsibility of keeping the swimming ropes and buoys straight, anchored, and clear of weeds.

Tenney Beach has looked spectacular this summer. The condition of the beach and the water quality at Tenney are a testament to the incredible amount of time and effort our volunteers have put into the beach area. This is not glamorous work, and it is definitely not easy. It is physical, sometimes messy, and requires a significant amount of time and dedication. Yet our volunteers have continued to show up, often twice a week, to make sure the beach remains a place where people can comfortably swim, play, and enjoy the summer.

These volunteer efforts have been particularly important the past two seasons because of reductions in the City's beach services. Since 2020, lifeguarding services at City of Madison beaches were increasingly reduced



every season. This summer marked the first season in which lifeguarding services were completely eliminated from all City beaches. Historically, lifeguards did much more than watch over swimmers; they were the primary caretakers of our public beach areas, removing weeds, clearing goose droppings, and keeping the swimming areas in good condition. With lifeguards no longer present at our beaches, those routine maintenance responsibilities have had to be addressed in other ways.

I have been in regular and ongoing communication with the City of Madison Parks Department about the condition of our beaches and how the City can support the volunteer efforts taking place at Tenney. I am incredibly grateful that our neighbors have stepped up to help, and I am proud of what we have accomplished together. At the same time, I firmly believe volunteers should be supplementing City beach maintenance efforts, not replacing them.

A volunteer group can make an enormous difference, as our Tenney-Lapham volunteers have demonstrated. But maintaining a public beach is a significant and ongoing responsibility, and it should not depend almost entirely on a small group of neighbors. The ideal model, in my view, is a partnership in which the City provides consistent routine maintenance and volunteers add an extra layer of community care and stewardship.

Most importantly, I want to focus on what our neighbors have accomplished. Tenney Beach is an incredible community resource, and the dedication of these volunteers has helped make it a cleaner, more welcoming, and more enjoyable place for everyone this summer. Again, a huge thank you to Josh, Angie, Janet, and every neighbor who has grabbed a rake, shovel, or pitchfork and cleaned our wonderful beach. Your efforts are making a gigantic difference.

Looking ahead, I intend to get involved in the upcoming City budget process and advocate at the Mayor's Office for the reinstatement of basic, routine services at our public beaches. If you would like to join me in that advocacy effort, or would like to become involved in volunteering at Tenney Beach, please reach out to me at chris.parks.tlna@gmail.com.

Happy Swimming!



The Duncan Apartments on Sherman Avenue, built on the site of the former Filene House, which was built in 1950 as the national headquarters for the Credit Union National Association.

St. John's Lutheran Church
The Holy Spirit calls us to: Serve Others, Advocate for Justice, Be a Caring Community
Worship, Sunday mornings, service throughout the week
www.stjohnsmadison.org
16 N. Hancock St. Madison, WI 53703

TDS Design.Build
ARCHITECTS + CRAFTSPEOPLE
DESIGN • REMODELING • HIGH PERFORMANCE HOMES
Providing a seamless design-build experience for clients who require the highest level of comfort and craftsmanship.
tdsdesignbuild.com/tenney | 608.251.1814

FULL SPECTRUM SOLAR
* Solar PV * Heat Pumps * EV Chargers
Telephone 608-284-9495
1240 E. Washington Ave., Madison, WI 53703
info@fullspectrumsolar.com www.fullspectrumsolar.com

Dane County Inspection, LLC
Inspect-Consult-Residential-Commercial

David Strandberg
Inspector-Owner
david@dcimadison.com

417 North Few St.
Madison, WI 53703
danecountyinspectionllc.com (608)255-3966/332-1096



StateFarm®



STATE FARM® INSURANCE AGENT
Patrick Marsden
608-255-4544
ADDRESS
222 W Washington Ave Suite 20
Madison, WI 53703

MAPLE BLUFF STORAGE
SELF-STORAGE WITH 24/7 ACCESSABILITY
1833 Fordem Ave Madison, WI 53704
608-271-1408 || MapleBluffStorage.com

WILDWOOD FAMILY CLINIC, S.C.
"HEALTHCARE FOR ALL AGES"
wildwoodclinic.com

Accepting New Patients!

Including: Family Medicine, Obstetrics, Pediatrics

Housing Listings

Active

Address	Square Ft	List Price
6 Sherman Ter #5	852	$199,000
35 Sherman Ter #2 (A/O)	852	$199,000
36 Sherman Ter #3	852	$200,000
37 Sherman Ter #3	852	$215,000
7 Sherman Ter #5 (A/O)	852	$249,900
123 N Blount St (A/O)	573	$298,000
825 E Mifflin #404 (A/O)	811	$339,900
201 N Blair #208 (A/O)	980	$389,900
641 E Dayton (A/O)	1151	$449,000
819 E Mifflin #304	1319	$625,000
1229 E Dayton (A/O)	949	$389,900
405 Rogers	952	$405,000
1212 E Johnson	1775	$420,000
1305 E Johnson (A/O)	1401	$450,000
1907 E Washington	1400	$465,000
733 E Gorham	1609	$595,000
135 N Hancock (A/O)	2152	$674,900
223 N Baldwin	2263	$695,000
1130 E Gorham	1663	$699,900
1233 E Johnson	2802	$825,000
752 E Gorham	5374	$1,795,000

Sold	Days on Market		Sale Price
7 Sherman Ter #6	17	$189,900	$189,900
35 Sherman Ter #3 (C/O)	4	$200,000	$200,000
123 N Blount #502	8	$275,000	$280,000
311 N Hancock #131	5	$324,000	$315,000
625 E Mifflin #309	75	$350,000	$337,000
123 N Blount #404	1	$485,000	$495,000
123 N Blount #206	2	$475,000	$495,000
1930 E Dayton (C/O)	5	$370,000	$430,000
824 E Dayton	4	$595,000	$575,000
1137 Elizabeth (C/O)	4	$575,000	$620,000

A/O = Accepted Offer **C/O = Competing Offers**

20+ years here!

YOGA CO-OP OF MADISON

Individual attention in a beautiful space

812 E Dayton St
For more info:
yogacoop.com

MADISON'S SMART & SENSIBLE PET CLINIC

ISTHMUS
VETERINARY + CARE

1730 FORDEM AVENUE MADISON, WI 53704
ISTHMUSVETCARE.COM
1-608-230-5499

$10 OFF
YOUR FIRST VISIT WITH THIS AD!

DETROIT STYLE PIZZA

THICK IS THE NEW THIN

moltenMonkey.com

DINE IN + CARRYOUT + DELIVERY | 912 E JOHNSON