



Summer 2007

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official herald**



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Jazz In The Park At Lake Wingra

Sponsored by The Laurel Tavern, Wingra Shores Condominiums, The Fiore Companies, MGE Foundation, Mallatt Pharmacy and Costume, Orange Tree Imports, Associated Bank and other fine Monroe Street merchants

Virginia Hart, past DMNA president, originated the idea for Jazz in the Park in the late 1980s. In her travels, she'd seen and heard outdoor summer music festivals in major cities and foreign countries. Considering Lake Wingra an ideal setting, she thought, "If they can do it in New York, why not here?" A band was part of the 1992 dedication ceremony for the new Boat House at Wingra Park, and the success of that event encouraged Virginia to gather a group of neighborhood volunteers to put together plans for the following summer.



The first official Jazz in the Park was supported by a grant from The Evjue Foundation/Capital Times, DMNA funds,

and contributions from area businesses. When the initial supporting grant ended after several successful years, local merchants generously stepped up their contributions to keep the tradition of Jazz in the Park alive.

The first event was a simple affair featuring the big-band sound of a single

Dixieland jazz band. It was such a great time

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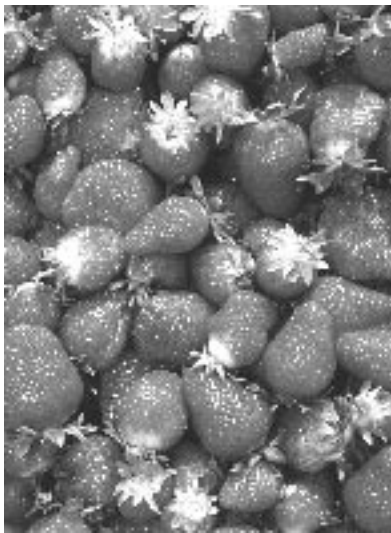
Monroe Street Business Corridor Plan Gets City Approval

The Monroe Street plan is a project coordinated by Dudgeon-Monroe and Vilas neighborhoods and the Monroe Street Merchants Association to plan for the future of our beloved "Main Street," particularly identifying ways to manage inevitable future changes so as to keep the neighborhood character we value.

The Monroe Street Commercial District Plan, which has been recently adopted by the City Council, is now a part of the City

of Madison Comprehensive Plan and is intended to provide guidance for the Monroe Street corridor to landowners, developers, businesses, neighbors and city staff. This guidance provides an overview of the area's expectations for future development in the commercial areas along Monroe Street from the Regent intersection to the Odana/Nakoma intersection. Even during the planning process three large mixed use projects

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Summer 2007

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Remembering a Friend

A Fond Farewell To Virginia Hart

It is especially poignant to report in this issue that Virginia Hart, the founder of Jazz in the Park passed away March 24th at the hard-to-believe age of 92.

The only reason Virginia wasn't also a founder of DMNA is that she and her husband Henry didn't move to the neighborhood until 1979. An organizer by profession, during the 1940s she represented the ILGWU (garment workers union) in Tennessee, at the time and place in which white textile workers received the fringe benefit of segregation in lieu of union wages. Bringing her union recruits to Madison to attend the UW's (integrated) School for Workers, she ended up on the faculty.

Here, at a time and place in which Joseph McCarthy (R-Wis) was the incumbent Senator and Progressives lacked national party connections, Virginia - along with Henry, Gaylord Nelson, Ruth and James Doyle, Sr. et al., re-organized the moribund state Democratic party.

Decades later, upon retiring from careers that, in Virginia's case, included the first state cabinet office held by a woman, she and Henry moved to a smaller house on Cross St. and pursued new avocations as an artist and woodworker. The team of Virginia and Henry served DMNA as vigorous co-vice presidents and co-presidents (1991-93), but Virginia chaired the nominating committee for many terms, utilizing her special skills to identify, recruit and nurture the volunteers who kept the association functioning at its peak.

After Henry and other environmentalists oversaw rebuilding of the Lake Wingra Boathouse and started the annual lake clean-ups, Virginia envisioned Jazz in the Park as a way to reward all such volunteers and their supportive families while bringing the community together in celebration. As the event grew, she secured funding from the Evjue Foundation and from the neighborhood merchants, whose support she efficiently enlisted for each neighborhood directory and whose businesses she loyally promoted via the Hornblower and her own shopping.

Diagnosed with cancer, Virginia moved to Hospice in January along with the audio-visual aids she used to follow the daily news despite macular degeneration. In what may have been her ultimate feat of organization, she arranged for her book club to meet there to discuss a work about the Progressive Era, enthusiastically sharing highlights of the book with her visitors.

In Madison, Virginia is survived by her beloved husband of 67 years and equally remarkable nonagenarian partner in activism, Henry. She would want her scores of bereft neighbors to remember this and to take heart!

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2007 Jazz in the Park *continued from front page*

that the Committee decided to keep the music going longer. By the late 1990s, the current format of opening the day with the Wingra Lake Clean Up, followed by three bands, kid's activities and picnic dinners at the park had evolved and continues to this day.

The 2007 line-up of bands includes **The Groove Merchant Quartet**, joined this year by Tim Whalen on keyboard; **Caravan Gypsy Swing Ensemble**; and **Tony Casta-**

ñeda Latin Jazz Sextet. New this year are extended hours for the children's activities tent and the addition of a Silent Auction, with offerings including a family overnight with breakfast at the **Blue Harbor Resort** in Sheboygan. (Full program details are on the flyer insert.)

So be sure to come on down to the Park on June 16 to join in the fun and festivities – and keep the tradition going!

Jazz in the Park is made possible each year because of the work of neighborhood volunteers and the generous financial support of area businesses.

Major sponsors are The Laurel Tavern, Wingra Shores Condominiums, The Fiore Companies, MGE Foundation, Mallatt Pharmacy & Costume, Orange Tree Imports, and Associated Bank.

Additional support provided by B. Bodden – American Family Insurance; Arbor House, an Environmental Inn; Barriques Market; The Dardanelles – A Mediterranean Restaurant; Blue Harbor Resort; Happy's Heating & Air Conditioning; J. Kinney Florist; Lakeview Veterinary Clinic; Luedtke-Storm-Mackey Chiropractic Clinic; Michael's Frozen Custard; Mickie's Dairy Bar; Monroe Street Fine Arts Center; Neuhauser Pharmacies; New Orleans Take Out; Parman's Service Station; Regent Street Co-Op; A Stone's Throw; Trader Joe's; Yoga Wolf; Victor Allen's Coffee; Wingra Canoe & Sailing Center; and Zander's Interiors.

Annual Lake Wingra Clean-Up Day, June 16th, 9:30 a.m. -noon.

The snow has long melted, but the winter trash is probably still there. It won't be after June 16, when the neighborhood works together on the Annual Lake Wingra Clean-Up Day. In years past, we have pulled everything from plastic bags, garbage, clothing, fishing lures, tires and wallets from the lake. And best yet - every time we pull the foreign objects out of the lake, it helps make the lake and the surrounding land healthier. And that is something we all can enjoy. Jazz in the Park, for instance, takes place before a splendidly cleaned lake.

Join us on the lawn by the Lake Wingra Canoe & Sailing Center from 9:30 a.m. and Noon. There will be a registration table where you will be able to check out a map, borrow a canoe from the Lake Wingra Canoe & Sailing Center, and head out on a boat ride for as much Clean-Up you can muster. It is helpful if you bring a lawn tool like a garden hoe or a rake to help get some of the harder to reach items. Rubber gloves are also a good idea to

bring with you.

The Friends of Lake Wingra will be on-site with a fun exhibit on organisms that live in the lake. All of the kids are sure to enjoy that!

A special thanks to our friends at Wingra Canoe & Sailing Center (www.wingraboats.com) for the donation of their rowboats, canoes & kayaks (life preservers too!) which they make available to all of the morning clean up volunteers.

The Lake Wingra Clean Up is just one of the many activities that make up the Yahara Lakes Week "Take a Stake in Our Lakes" event. For a list of Yahara Lake Week (June 10-17) events, visit <http://www.danewaters.com/events/yaharalakes.aspx>.

There is no need to sign up or pre-register for the Clean Up day, but if you have any questions please contact Kristin Branch, 661-0912, kjbranch@hotmail.com. Thanks & we'll see you on the Lake.

Wingra School Purchases Dudgeon School Building

The Common Council approved the sale of the Dudgeon School building to the Wingra School and the sale closed at the end of April. Now, the future of the school looks bright. Bright green, that is.

Joyce Perkins, Director of the Wingra School, has a sparkle in her eyes when she discusses the upcoming improvements to the Dudgeon School building. "It's going to incorporate "green" building concepts. There will be solar collectors and a roof garden. And the playground in the back of the building will have rain gardens, a labyrinth made out of pavers, and springy-surfaced sport courts," she says.

The Dudgeon School - the Monroe Street landmark that's served our community for 80 years - was named after Richard Ball Dudgeon, the Madison superintendent of schools from 1891 to 1920. It was a public elementary school from 1927-1970. Then, rather than losing the facility to development, neighborhood activists campaigned to keep it running in a manner that would retain its traditional role in the community. And in 1971, the School Board agreed to rent the building to education groups on a self-funded basis. Current residents, the New Morning Nursery School (serving students from ages 2-6) and the Wingra School (ages 5-14), were among the early tenants in the Dudgeon School's second life as the Dudgeon Center for Community Programs.

Unfortunately, over the years, the physical infrastructure of the building deteriorated to the point where the property was once again threatened by development. But, as previously reported, an anonymous group of donors stepped in, offering \$5 million to the Wingra School so they could purchase the Dudgeon School building and make necessary upgrades. The gift comes with a number of stipulations geared to the betterment of our community, including: preserving the character of the school, keeping the land in front of and behind the building open for public use, continuing the school's mission of furthering progressive education, allowing the building to be used as a polling place, and developing a fundraising program for a matching gift program.

In addition to the improvements already noted, Perkins has met with architects and engineers to finalize plans for an extension off the back of the building that will make it accessible to handicapped visitors and create a secure entrance. The addition to the back of the building will also retain the charming features of the front. "As a 28-year resident of this neighborhood, I want the renovations to the building look beautiful. I think everyone is going to love what the architect is proposing," says Perkins.

If you are interested in helping the non-profit Wingra School raise matching funds in their capital campaign, you can contact Joyce Perkins at joyce@wingraschool.org.

Additional Sale Details

The final sale price was \$750,000 plus fair market value for a small sliver of land in the front and the back of the building, bringing the total price to a bit over \$900,000.

The rest of the land, including the back playground and front lawn are considered city park land.

The Wingra School will be able to sell the Dudgeon School building at some point in the future if they choose, but due to the unusual arrangement, it is likely to only be sold to another educational institution.

The initial renovations, including a new elevator, windows, and updated electric and plumbing, are set to start next summer.

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Monroe Street *continued from front page*

were proposed in Monroe Street commercial areas (Monroe Commons; a proposal at Regent and Monroe; a proposal at Knickerbocker and Arbor Drive).

A city grant for the plan funded a professional consultant to meet with stakeholders and to conduct a market study. Over the past three and a half years Monroe Street business owners, alders, Vilas and Dudgeon-Monroe Neighborhood Association representatives, residents and other stakeholders attending a series of public meetings, were all involved in the creation of the plan.

City/sprawl Context

Former Ald. Ken Golden explains the context for this plan, "One element is the City's recently adopted comprehensive plan. Another is the limit on horizontal expansion for the city as it bumps up against other governmental entities as outlined in intergovernmental agreements. If the city is to grow, it will not be on the periphery but through infill with increased density. Land use efficiency (Editor's note: dense development] becomes a much more important criterion for City approval of development."

Preferred locations for dense developments are transportation corridors and business districts. You need to put density near a bus line where density and public transportation enhance each other. Also, to maintain a vital business district, according to Ken, you need a large number of customers passing by--there are few neighborhood-only businesses any more.

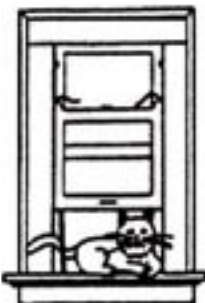
Less density here in our neighborhood pushes people into the suburbs and that brings considerably more traffic through the neighborhood. If we build a unit in the central city, studies show the resident makes significantly fewer, shorter trips than someone in an out-lying area.

Some Highlights Of The Plan

The Plan maps three business nodes (called Regent, Commonwealth, and Glenway) to point out specific current types of uses, the most likely redevelopment sites and other important features. This plan is about our business district in the context of a developed neighborhood where only small-scale infill is possible, as it is already built up.

Monroe Street has successfully integrated business and residential and the Plan recognizes the importance of this mix to maintain the high quality of our residential spaces. The Plan calls for development proposals to consider all sides of commercial buildings where they border residences (called 360 degree design).

Lose the stick!



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An important goal is to provide additional small green spaces along the street as a good side effect of redevelopment. The Plan also supports enhancing neighborhood pedestrian-and bicycle-friendly features. Recommendations include a 25 mph speed limit the full length of Monroe Street, enhancing the painted pedestrian crossings with paint and/or texture, and traffic calming where we can get it.

If Budd's Service Station is redeveloped, there is a concept in the Plan that redesigns the Commonwealth/Monroe intersection so it is a much safer perpendicular

continued on next page

Monroe Street *continued from page 6*

intersection, with the added benefits of a second crosswalk across Monroe and removal of the Laurel parking lot entrance from the middle of the intersection.

This plan identifies that parking for taller buildings will be site specific. On-street parking is recommended as is exploration of “shared-parking” opportunities (i.e. different user groups with non-competing timeframes).

Building Heights

A major issue of discussion as the Plan took shape was over building heights along Monroe Street. During initial discussions (pre-Monroe Commons) residents felt that two to three stories was the maximum they were willing to entertain. It is a certainty that the neighborhood will be faced with development proposals that exceed the 2-3 story height guidelines in the Plan. According to DMNA rep Jane Riley, if the height recommendations are too low, politicians feel it invites developers to dismiss the Plan as unrealistic. Therefore the Plan as it was adopted by the Common Council included an addendum from the Council to change the height recommendations to two to four stories.

The range of height recommendations means that each development proposal will need to be considered relative to the surrounding area. Building heights in a specific location must be considered according to the height, character and use (i.e. commercial, residential, institutional) of surrounding buildings and the distances between them. The Plan tries to guide the choice, but without a very specific requirement.

Possible Business District Improvements

The business district focus in the Plan includes a market study and possible action plans for businesses to choose from. The Plan recommends looking at various city programs that provide expertise and financing assistance. Creating an Urban Design district would allow consistent design features (banners, lights, planters) from Regent to Odana--if the businesses

want it. The Plan also suggests consideration of a Business Improvement District (BID) as one option to manage Monroe Street commercial districts. A BID would require a commitment from the local merchants and another round of planning to set up goals, define management organization, business development and marketing.

When the final version (including city committee recommendations and the final Common Council resolution for adoption) is completed by the city, it will be posted on www.cityofmadison.com and a link to that site will be available at www.dmna.org. Paper copy versions will be available at Monroe Street and Sequoia Libraries.

Wingra Shores Condominiums Approved

The City Council has unanimously approved the condominium project planned for the north corner of the Arbor Drive/Knickerbocker intersection and extending to Monroe Street behind the Knickbocker shops. Construction on the main building won't begin until spring of 2008. In its final form it includes 45 units and a 4000 sq. ft. commercial building on Monroe Street. Resident parking will be accessed by a one-way alley, entering on Knickbocker and exiting at Monroe St.

The Wingra Park facade will be three stories with a setback fourth. The developers have included a walkway from Monroe Street to Arbor Drive.



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Fieldhouse Station: Even More Condos!

This is another large nearby condominium project in the planning stages, with retail and offices planned for its first two floors. It would replace the building on the South corner of Regent and Monroe Street that has recently housed Urban Pizza, a Badger paraphernalia shop, and The Grid. Mickie's Dairy Bar building and shops to the south would remain. It is located in the Vilas Neighborhood, but adjacent to DMNA and Regent, so all three neighborhoods have been involved in the discussions.

Plans have altered stemming from city commission and community reaction over the last couple of years, so now 24 (down from 68) mostly one-bedroom residential condominiums are planned, with underground parking for residents, offices, and retail customers to be accessed from the alley behind the stores. Stepbacks would improve the transition with the present low buildings next door, and make it seem less massive.


Neighborhood concerns have centered around scale, a possible bar and planned outdoor eating areas, noise (according to architect/owner Bob Sieger, it is being marketed for young professionals) and traffic patterns, as the parking (138 stalls) will all enter and exit at the alley behind the building adjacent to the busy Monroe-Regent intersection. The city plans to revamp the Monroe-Regent intersection in ways as yet unknown, if this project comes to fruition.

At press time the area alders are in the process of scheduling another meeting where the developer will present his revised plans for the project. The project is likely to go to the city's commissions and City Council after the public meeting. For more information, contact Audrey Highton, achighton@yahoo.com.


Lake Wingra

Today when we think of Lake Wingra, we see it as a recreational area, with swimming, canoeing, evening strolls, or feeding the ducks primary activities. Yet in 1837, when Moses Strong arrived in Madison to make surveys for the new State Capitol, it was referred to as "Dead Lake," with approximately 500 to 1000 Winnebagoes camped around it. They sure weren't just "recreating."

Lake Wingra (the Winnebago word for "duck") was surrounded by extensive wetlands. These included about three times the area now covered by the lake, and extended east all the way to Monona Bay. The marshes made the area a rich natural setting for wild rice, ducks and game fish, and thus was a favorite hunting and fishing ground for Winnebagoes as late as 1925. Native American tradition foretold that the marsh would take over entirely when the last Native American left its shores. Modern limnologists predict the same fate if we continue our present storm sewer practices, exacerbated by the prolific Eurasian milfoil whose debris is gradually filling in the lake.




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Monroe Commons and the Urban Condo Market

by Tom Anderson-Brown

I took some time one Sunday to visit the model unit at Monroe Commons, the condominium offering that sits above Trader Joe's on Monroe Street. Monroe Commons is a condo development with 52 units on the 1800 Block of Monroe Street. They have sold 29 of the units, leaving 23 still for sale. The prices range from \$214,900 for a one-bedroom to \$714,900 for a three-bedroom two-bath unit or the two-story townhouse for just under \$1 million. All units can be customized.

The unit I toured was "The Monroe," a 2240 sq ft unit priced in the \$700,000 range. The most attractive feature to me was the large balcony with a view of the Capitol. The unit was very nicely finished with an open living room/kitchen/dining area with three bedrooms off either side.

I guess my family would do all right in Monroe Commons (assuming we can keep the dog). Now if we could just find a

unit we could fit in and afford. Housing prices in the neighborhood for a three-bedroom house are generally less than half of the cost of the unit I toured.

And how is Monroe Commons faring financially? According to a March 8, 2007 Capitol Times article by Mike Ivey, "The number of condos for sale in Dane County is at an all-time high." Monroe Commons, along with other condo developments in Madison, became available in 2005, "just as the real estate market here was beginning to slide." The problem now, experts say, is an oversupply of condominium units. There are some 2,300 condos for sale in Dane County, nearly double the number from a year ago, and roughly half the homes currently on the market. Monroe Commons, with less than half its units left for sale, seems to be doing fairly well. In my mind it certainly stacks up well against the competition.

Have You Noticed...?

This is a lovely time of year to stroll the Park and Pleasure Drive, more recently named Edgewood Drive, between Edgewood College and Lake Wingra. It is full of migrating warblers and wildflowers snatching their moment in the sun before the tree foliage condemns them to dimness. And there are no more speeding commuter cars!

Watch for the crumbling stone walls at two points about midway on the drive. We believe they are unusual historical artifacts, the remnants of "cow tunnels" cut beneath the drive so that Edgewood's farm stock could be watered safely at the lake without being scattered, initially by bicyclists or horses, and almost

immediately by increasing numbers of fast, noisy cars. What? Farm animals at

Edgewood? Can we prove it? The evidence lies in the agreement between the City and Edgewood's predecessor, Santa Clara College, which gave public access to the drive as an easement, on the condition that tunnels be built to provide access to the lake water for their farm animals.

The first house on the Edgewood property was built by John Ashmead in 1855. Governor Cadwallader Washburn bought the property around 1873 to use as a summer home and gentleman's farm (out in the country!) where he raised Cotswold sheep, trout and exotic trees. In 1881 he gave the property to the Dominican sisters of Sinsinawa, and they started the Edgewood Academy of the Sacred Heart in the mansion. Until the 1930's much of the rest of the property remained a farm, and its vegetable garden, cows and chickens supplied food for the students and faculty.

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Neighborhood News Flashes

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Come to the Park & Pleasure Drive Preservation Party on Sunday, June 3rd, 2:00-4:00 pm in rain or shine at the Southern end of Woodrow Street Food! Camaraderie! Live music!

Dmna Annual Meeting Honors Ken Golden

DMNA's April 29th Annual Meeting featured a gentle self-roast by former Alder Ken Golden. He passed out copies of his first election position statement, and evaluated his progress (or lack thereof) on these issues over his many years in office. As always he was entertaining as well as enlightening, claiming that we were helping him clean his closet as well as retracing his years of service. DMNA honored him with a framed commendation and the Monroe Street Merchants' Association awarded him a thank-you basket of goodies. THANKS, KEN!

Meditation Group Meets

Morning Meditation anyone? A group meets at Glenwood Moravian Community Church on Fridays from 10:00 a.m. to 11:30 a.m. You are welcome to join. Call the church, 233-8709, for more information.

Monroe St. Fine Arts Center

Jen Roth, new Executive director of the Monroe Street Fine Arts Center, a non-profit school of the arts announces over 100 arts, music and drama classes to ages 4-14. Classes are fun and affordable. Private music and art instruction is also available. For a summer schedule, please call 232-1510.

Wingra Boats

Wingra Boats is holding its Summer Kick-Off Party on Saturday, May 27th with discounted boat rentals, live music and great food. They are expanding their seven-days-a-week services this year to include a Wednesday 6:30 am early morning paddle club, a one-week water day-camp for middle school kids through the MSCR; bi-weekly free limnology tours, and party services. They have added to the Wingra Water-Sport Club and Marina to increase the community atmosphere and ease of access to the lake. Call 233-5332 or visit their website www.wingraboats.com.



Common Carp

don't miss

Jazz
in the **PARK**

Saturday, June 16
2:30 p.m. - 8 p.m.

(sproos): *adj.* - neat & trim in a smart way

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Neighborhood SERVICES Directory

We encourage others, whether mowing lawns, shoveling snow, tutoring kids or fixing gardens to make submissions to the HB editor at achighton@yahoo.com, Subject: dmna svcs directory.

All neighbors who are members of the dmna association are eligible.

THINK SPRING!

Occasional lawn mower needed for small yard. Price negotiable. Call 442-7456 evenings.



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volunteer writers
curious about the
neighborhood with
enthusiasm for writing
short articles. It's fun
and very occasional.
Contact Ann Clark,
238-5612.

Glenwood Moravian Community Church



Good Friday service (April 6) at noon
Easter services (April 8) - 7:30 and 9:30
worship; 8:30 Breakfast

Join our weekly meditation group
from 10-11:30 am every Weds

Call the church office for information
on youth events

Worship is at 10:30 a.m. Nursery provided
Pastor Mary Lou Plummer
725 Gilmore Street 233-8709

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