



Sunset Village Voice

Your Neighborhood Newsletter

Spring 2026

Sunset Village Community Assoc.
Spring quarterly meeting:
Wednesday, May 20, 6:45 p.m.
Midtown Station, 4020 Mineral Pt.Rd.
(Zoom link will be on the Google group)

Hello from the new co-president!

My name is James Cook, I'm originally from Chicago but moved up to Madison in 2020. I lived downtown for five years before moving to Sunset Village. My fiancé and I fell in love with the neighborhood and particularly our historic little Lustron home and are so happy to be part of the community. I'm an avid baker and chef, it's likely you'll see me out grilling once the weather permits, please come say hi!



James and Amanda on home closing day!

SAVE THESE DATES!

Make Music Madison on June 21

No announcements at this time, but check for nearby music at:
makemusicmadison.org/



Ice Cream Social in Lucia Crest Park

Saturday, August 1, 1-4 p.m., Glass Nickel pizza, Chocolate Shoppe ice cream, beer TBD, Balloon twisting, and visit from Fire Station #9

Neighborhood Garage Sales

Friday, August 7 and Saturday, August 8

SVCA will take care of advertising and the digital map showing participating addresses. Send your address and choice of days to:

Ulrike Dieterle at ulrike.dieterle@gmail.com



Capitol City Band

Free 58th season
2026 concerts-in-the-park
RAIN OR SHINE!

Dave Pedracine Music Director and Conductor
Zach Masa-Myers Associate Conductor
Conductors: Nic Dunkel, Anton Dvorak, Kevin Peterson

Thursdays 7:00 p.m.

June 18, 25

July 02, 09, 16, 23, 30

August 06, 13, 20

Rennebohm Park - Madison WI
115 N. Eau Claire Avenue



Celebrate America 250

Fireworks in Sound

Thursday, July 2 7:00 p.m.

Rennebohm Park

Saturday, July 4, 2026

on the Capitol Square, 10:30 a.m.

You are welcome to attend the pre-season rehearsals

6:30 p.m. open rehearsals

June 4, 9, 11 Rennebohm Park

Sunset Village Neighborhood and Nearby Project Updates

Midvale Blvd Resurfacing & Safety Improvement Project—February 4, 2026 Update

After extensive neighborhood public input, Transportation Commission feedback and City staff analysis, City Traffic Engineering is, for now, limiting the project to a pavement patching project on Midvale Boulevard from Mineral Point Road to University Ave. The project includes patching pavement in the worst areas. Safety improvements utilizing pavement markings, plastic bollards and rectangular rapid flashing beacons will be all considered. Estimated schedule is May 15-August 15, 2026. The City will also evaluate bike routes parallel to Midvale for improvement. The future full reconstruction will be a new design project, including full public outreach.

www.cityofmadison.com/engineering/projects/midvale-blvd-resurfacing-safety-improvement-project

Woodland Reserve Apartment Complex

J.D. McCormick plans to add an additional 62 dwelling units over (4) buildings to the Woodland apartment complex between Bluff and Stevens Streets. A major neighborhood concern has been the preservation of the path along the east edge of the property, which connects Stevens and Bluff Streets. Current design restores the path between Stevens and the McKinley cul-de-sac, but replaces the McKinley to Bluff section with a sidewalk internal to the property. The project was approved at the January 12 Plan Commission meeting. Project info is on the Legistar web site: bit.ly/3LkV1KT

Redevelopment at 3535 University Avenue

The project is a six-story mixed-use building with 4,268 sq. ft. of commercial space and 146 apartments, and driving access on N. Meadow Lane. Acting on a request at the February SVCA quarterly meeting, Sunset Village resident and treasurer, Rich Kedzior, drafted a letter to Mayor Rhodes-Conway enumerating neighborhood concerns as construction has begun. See that letter on the following page, as well as a City Traffic Engineering update.



Grandad's Farm Stop Coming to the Moore's Towing Site on Mineral Point Road

The developers, JMTG LLC, still own the property but have no plans for several years. Alder Vidaver received the following email on March 12:

My name is Patrick D. Randolph and I am opening Grandad's Farm Stop at 3802 Mineral Point Rd this August. A Farm Stop combines the best of a small grocery store and your local farmers market into one. We will be 100% locally sourced from the state of Wisconsin with a majority of our produce and meat coming from Dane and the surrounding counties. We are mission driven and operate on consignment, meaning for every dollar spent in the farm stop, 70% goes right back to the farmer who grew your food. Compared to the 17% in conventional stores, we think this model can be a boon for our local food ecosystem and our small farmers. We will also have a full service, locally sourced café serving the best local coffee from small roasters. My email is info@grandadsfarmstop.com. You can also visit our website grandadsfarmstop.com or our instagram [@GrandadsFarmStop](https://www.instagram.com/GrandadsFarmStop).

Letter to the Mayor Regarding the 3535 University Avenue Project

Rich Kedzior, Lucia Crest, March 6, 2026

Dear Mayor Rhodes-Conway:

I am writing to you on behalf of the Sunset Village neighborhood to request your assistance to address several safety and quality of life problems/concerns associated with the new development at 3535 University Avenue (“the Project”). The closure of sidewalks, construction vehicles staging and operating on neighborhood streets, and contractor employees parking on neighborhood streets are negatively impacting north Sunset Village.

Demolition for the Project, and its negative impacts to the neighborhood, began on or about January 3, 2026. First, the sidewalks on University Avenue and Meadow Lane adjacent to the Project site were closed without the creation of practical and safe pedestrian alternatives beforehand. I note that the sidewalk on the north side of University Avenue is not a practical alternative; furthermore, Meadow Lane only has sidewalk on the east side of the street. Pedestrians have been forced to walk within the University Avenue bike lane and on the street on Meadow Lane. I note that other major cities such as Chicago and New York do not allow developers to close off sidewalks without first creating new pedestrian walkways immediately adjacent to the closed facilities. Sidewalks have now been closed without safe, practical alternatives for pedestrians on University Avenue and Meadow Lane for more than 60 days. Some questions:

- Why were sidewalk occupancy/closure permits issued without the developer creating safe pedestrian alternatives beforehand?
- Were the occupancy/closure permits issued following all applicable city ordinances?
- When will safe, practical alternatives for pedestrians be made available on University Avenue and Meadow Lane?

During demolition and on several occasions since, heavy contractor trucks have been staging/parking on Lucia Crest, Bruce Court and Meadow Lane and passing through the neighborhood on these streets, as well as Blackhawk Avenue, Owen Drive, and Heather Crest. City ordinance 12.129 forbids the parking of trucks exceeding 10,000 lbs. When residents would submit complaints to the city about the heavy truck staging and traffic, the offending behavior would halt temporarily but it inevitably returns.

Finally, contractor employees have been parking company trucks and their personal vehicles on Meadow Lane every workday, in violation of the 2-hour street parking restriction and clogging up the street. Neighborhood residents are routinely ticketed for violating the 2-hour restriction; why should contractors be able to avoid fines? Daily parking enforcement is requested on Meadow Lane.

I look forward to hearing from you regarding contractor enforcement and relief for neighborhood residents.

Update from the City Regarding the 3535 University Avenue Project

Yang Tao, City of Madison Director of Traffic Engineering, March 24, 2026

We have been working with the contractor on this on a daily basis, and the fact that this segment of University Ave is a County road also makes things more complicated. For this project, City Traffic Engineering did require the contractor to install a protected pedestrian walkway on the south side of University Ave as soon as it is safe to do so, in addition to the open sidewalk on the north side. Their construction schedule for demolition and utility connections kept changing, and the most recent update we heard today was that the protected pedestrian walkway would be in place in mid-April. We are trying to find a way to get the south side walkway in sooner. A couple of weeks ago, we developed a concept with the contractor to do that, but that concept was not approved by the County. We are currently working on another concept with the contractor and the County to get the protected walkway in as soon as possible, and hopefully we can get it done this time.

Traffic Engineering staff are also developing a plan with the contractor to potentially implement a protected pedestrian walkway on Meadow Lane. There are pros and cons for the different alternatives available and we will reach out to Alder Vidaver and the neighborhood soon to discuss what option would be the best overall.



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Garlic Mustard – Pull it, Bag it, Toss it

Garlic mustard is a biennial herb that can invade and spread rapidly in wooded areas, such as Quarry and Hoyt Parks; the DNR terms it “ecologically invasive.” Garlic mustard is most easily recognized when it blooms in early May, and is controlled by pulling in April and May, before it goes to seed. It can be identified by its cluster of small white flowers at the top and its round toothed leaves.

If your yard backs onto Quarry Park or Hoyt Park, please pull the garlic mustard in your purview—and don’t pile brush and yard waste over garlic mustard stands! (Dumping in city parks isn’t a good idea anyway.) And anywhere you live, please pull garlic mustard in your yard—the small seeds are spread into our natural areas on our shoes, bike tires, or Fido’s paws. Plants should be pulled, getting the root below the crown, and then bagged for disposal; un-bagged plants may still form seed from the flowers. Bags of garlic mustard may be disposed of in regular trash.



Happy update: After years of rigorous pulling and bagging, Quarry Park is nearly free of garlic mustard. Let’s keep it that way!

Sunset Garden Club
Plant Sale
May 9, 2026
8:00 - 2:00
4634 Tokay Blvd
Madison

Plants from members' gardens!
 More info: sunsetgardenclub@gmail.com

ahh spring...



Kathy Smith Epping

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3518 Monroe St.
 Madison, WI 53711
 ph. 608-236-4570
Lakeviewvetclinic.com

Upcoming Neighborhood and Nearby Events (see also front and back pages)

Westside Community Farmers Market

Saturdays, 7:00 a.m.-12:30 p.m., **April 11-early November**, University Research Park, 505 S. Rosa Road

- Westside Community Market on Facebook: www.facebook.com/WestsideCommunityMarket
- Website - includes a vendor map, vendor list and purchasing options: www.westsidecommunitymarket.org

Hilldale Farmers Market

Wednesdays and Saturdays: 8:00 a.m.-1:00 p.m., **May 2-October 31**, rear parking lot. Contact the Farmers Market Manager at Hilldale@wsdevelopment.com; check the website: <https://hilldale.com/about/farmers-market/>

Earth Day Challenges on Saturday, April 25

Quarry Park – Trash pickup and garlic mustard pulling from 10:00 a.m. to noon

Hoyt Park - An Earth Day Work Day will begin at 10:00 a.m., Main Shelter



Sunset Garden Club Plant Sale

Items for sale include hardy perennial plants, assorted garden items, bird houses and birdseed wreaths.

Saturday, **May 9**, 8:00 a.m.-2:00 p.m., 4634 Tokay Blvd. Contact Jane Meyer, janemeyer.wisc@gmail.com

Make Music Madison on the Summer Solstice, June 21

<https://makemusicmadison.org/>

Capitol City Band Concerts in Rennebohm Park–2026

Thursdays, 7:00-8:00 p.m., **June 18 through August 20**

Celebrate America 250. Special patriotic concert on **July 2**, 7:00-8:30 p.m.

<https://ccbamadison.org/>, and www.facebook.com/capitolcityband



Madison School & Community Recreation - Art Cart - in Neighborhood Parks

The Art Cart is a free, traveling art program that provides creative, outdoor art-making experiences to children ages 3+ and their families. See the Art Cart schedule (to be updated soon) for appearances at Lucia Crest, as well as Rennebohm and Westmorland Parks: www.mscre.org/programs/free-mobile/art-cart/

Madison School & Community Recreation - Play on the Move - in Lucia Crest and Sunset Parks

Play on the Move is a free, drop-in mobile play program for the community. Play on the Move brings the FUN to your neighborhood park! Get ready for games that giggle, activities that zoom and play that unlocks the magic of imagination. We encourage family play! See the schedule of appearances (updated soon) at Lucia Crest, Sunset, Rennebohm, and Westmorland Parks: www.mscre.org/programs/free-mobile/playonthemove/

Midvale Heights Community Association Baseball – a Fun League for Kids from 3 to 9

Week of June 1 to the week of July 20. T Ball on Tuesday, Major Coach Pitch on Wednesday, and Minor Coach Pitch on Thursday. Games are at Piper and Segoe Parks, and Midvale School. Each player receives a T-shirt, hat, and baseball. Apply by April 15 at: www.midvaleheights.org. Contact Mike Pressman: 608-288-0993, mmpressman@charter.net

Westmorland Summer Nights – May 30, July 3, September 12

Music for All Ages and a variety of food carts. <https://westmorland-neighborhood.net/>

Westmorland Fourth of July – Saturday, July 4 – Westmorland Park

Summer Nights at Segoe Park on Four Fridays in July

6:30-8:30 p.m. **July 10**: Waunakee Big Band, **July 17**: Honey Pies, **July 24**: Cajun Strangers, **July 31**: Madtown Mannish Boys



News from Friends of Hoyt Park

submitted by Cheri Swenson and Anne Badey Raffa

We sponsored a Winter Sowing Project on January 10 at Sequoya Library. Participants planted native seeds from Hoyt Park prairies and woodlands into milk jug greenhouses. The jugs have been outside since then, undergoing their required chilling. The greenhouses will gradually warm up in the Spring sunshine until the soil warms up enough for the seeds to germinate. In early June volunteers will transplant seedlings to separate pots for planting in the park in late June.



The winter sledding party and storytelling event was held on February 1st from 1:00 to 3:00 p.m. and had over 50 people in attendance. Storytelling Naturalist Coral Conant Gilles told traditional stories around the fire.

- Our Earth Day Challenge is April 25th from 10 a.m. until noon. This is a city-wide event for park cleanup. Volunteers can sign up on the city website under Hoyt Park. FHP will serve as a host, handing out city provided supplies and giving instructions.
- The Feminist Bird Club Spring Birding Event is May 16th from 8 to 10 a.m. Megan Heneke is our guide.
- Saturday workdays began in March and will be the third Saturday of each month at 10 a.m.

Check the Hoyt Park website for updates for these events and new activities. And please consider becoming a member of Friends of Hoyt Park to help support all that they do. Enjoy the hiking trails, wildflower gardens, prairie, shelters, playground, fireplaces, birdwatching and the many activities that are held throughout the year. This park is indeed a historic treasure.

[Note, from the Friends of Hoyt Park newsletter: Madison Parks staff and park users have noted increased instances of vandals using cars to drive through park areas rutting up the playing field, knocking down benches etc. Madison Park Ranger staff will lock the gate to Hoyt's main parking lot each night around 10 p.m., unlocking the gate in the morning around 7:30 a.m. The Parks Department is hoping that this short-term solution will no longer be necessary after completion of Hoyt Park's parking lot reconstruction and redesign slated to begin late this spring.]

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Summer Swim Lessons at the West Side Swim Club

Members enjoy free swim lessons for whole family
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Try us for FREE on Memorial Day Weekend!

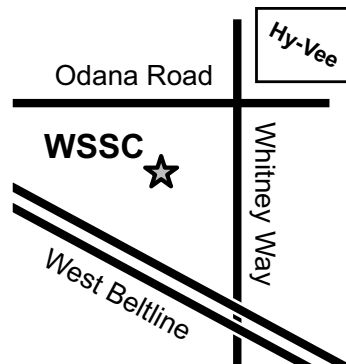
Member Benefits:

9 weeks Mon-Fri swim lessons
Daytime and evening lessons available

Open swimming
Adult lap swim lanes
Water aerobics
Water ballet
Swim & dive teams

Deck chairs waiting for you

Gas grills for cooking
Movie nights and parties



5533 W. Odana Rd. www.westsideswimclub.com

City of Madison Permits: What, when, and how? - Part One

submitted by Regina Vidaver, District 5 Alder

If you've ever needed to get a new roof on your house, or build a deck, you might know that you need a building permit to do so. But what else in Madison requires a permit? When do you need one? How do you go about getting one? This article aims to serve as a primer.

Residential permits

Your first stop in search of whether you need a permit for your project or activity should be this website:

www.cityofmadison.com/development-services-center/permits

This site shows a chart of permits required, including for additions, basement or bathroom alterations, door or window replacements, and building or demolishing a garage. You also need a permit to have bees or chickens (up to eight, but no roosters!), or to add solar panels to your house. City staff have worked to streamline the permitting process as much as possible, but there may still be opportunities for improvement. If you have questions about the permit you're seeking, please contact BIinspection@cityofmadison.com or call 608-266-4551 ext. 3.

Tourist Rooming Houses (aka AirBnB/VRBO)

Madison has taken a proactive approach to retaining our housing stock for our residents. As a result, we have tight regulations for the ability of residents to provide short-term rentals of their dwellings. First and foremost, you must obtain a ZTRHP permit: www.cityofmadison.com/dpced/building-inspection/zoning-signs/trh/apply

This permit allows you to rent a room or space in your residence year-round, or your entire residence for up to 30 days per licensing period (July 1-June 30). You will also need a license to operate a tourist rooming house from Public Health Madison Dane County: publichealthmdc.com/businesses-licensing/places-to-stay as well as a permit to charge Transient Room Tax: www.cityofmadison.com/finance/treasury/transient-room-tax

Anyone who offers a short-term rental of their residence without receiving the necessary permits can be cited. If you have concerns about a neighbor running an un-licensed short-term rental, please use the City's Report a Problem website: www.cityofmadison.com/reportaproblem/

When in doubt, contact city staff!

Madison has a robust permitting apparatus to ensure that, as the city changes, residents can expect safe and resilient infrastructure, and a fair process that ensures high quality outcomes. If you don't know where to start, please contact city staff at BIinspection@cityofmadison.com or call 608-266-4551 ext. 3 for guidance. They aim to serve!

Egg Hunt in Sunset Park on Easter Sunday

Organizers, Alexa Shore and Erin Courtenay report, "We had amazing weather and a great turn out for the egg hunt!" See the Sunset Village Facebook page for pics in color, as well as a short video.





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Pastor Katie Baardseth and
Pastor Blake Rohrer

Join us for online or in-person worship!

The full schedule of livestream and in-person worship is available at midvalelutheran.org

4329 Tokay Boulevard,
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NEIGHBORHOOD EVENTS

SVCA Spring Quarterly Meeting

Wednesday, May 20, 6:45 p.m.,
Midtown Station, 4020 Mineral Point Rd.
Zoom link will be on the Google Group

Farmers Markets

Hilldale-Wed. and Sat., 8:00 a.m.-1:00 p.m.
May 2-Oct. 31, behind L.L. Bean, off Segoe Rd.
Westside-Sat., 7:00 a.m.-12:30 p.m.
April 11-early November, 505 S. Rosa Road
Monroe Street-Sundays, 9:00 a.m.-1:00 p.m.
May-October, Edgewood H.S. parking lot

Make Music Madison on June 21

<https://makemusicmadison.org/>

Capitol City Band at Rennebohm Park

Thursdays, 7-8 p.m., **June 18 to August 20**
Celebrate America 250, 7-8:30 p.m., **July 2**

Summer Nights at Segoe Park

July 10, 17, 24, and 31, 6:30-8:30 p.m.

Westmorland Summer Nights

5/30, 7/3, 9/12, approx. 4:00-8:30 p.m.

Westmorland Fourth of July

Saturday, **July 4**, Westmorland Park

Ice Cream Social @ Lucia Crest Park

Saturday, **Aug. 1**, 1-4 p.m., Glass Nickel pizza,
Chocolate Shoppe ice cream, beer TBD

Neighborhood Garage Sales

August 7 & 8, ulrike.dieterle@gmail.com

Events and Golf at The Glen Golf Park

www.cityofmadison.com/parks/golf/TheGlen/

Advertise in the Village Voice!

*Reach 1100+ households, area businesses
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Business Card size (3.5x2):

\$36 for 1 issue and \$130 for 4 issues

Quarter Page size (3.5x4.5):

\$72 for 1 issue and \$260 for 4 issues

Half Page size (7.5x4.5):

\$110 for 1 issue and \$396 for 4 issues

Deadline for newsletters:

January 5, April 5, July 5, October 5

*Send ads as jpgs or pdfs to Clark at
clarkkellogg65@yahoo.com*

*Mail contributions, dues, or ad payments to:
SVCA, P.O. Box 5635, Madison, WI 53705*

NEIGHBORHOOD SERVICES

Pet Sit, Dog Walk, Babysit

Finnoulay Kaump Luedtke is 17. She is an experienced dog handler of both bully and small breeds. She is available for dog walking and pet sitting services. Finnoulay has completed her American Red Cross Babysitters course and is available for baby/Kid sitting! She can be reached at 773.426.1123 or Cynthia.Kaump@gmail.com

Pet Sitting, Babysitting

Fun, responsible, 17-year-old, Malcolm Shabazz HS senior in Sunset Village available for babysitting and pet sitting. American Red Cross certified in Babysitting and Child Care. Experienced camp counselor and life guard. Loves kids! References available. Text or call Charlie at 608-209-3765

Dog-walking, Pet-sitting and Babysitting

Hi, I am a West HS junior who wants to take care of your kids and pets! I have completed the Red Cross babysitting course and can speak Spanish. Please contact Iris Wayland at wayland@tds.net or (608) 598-9816 if you are interested.

Snow shoveling, Spring mulch and Summer lawn mowing

I'm a 16yr old that lives near Hillcrest and Westmorland Blvd.
Text or call (608) 722-8992 for a quote!

Pet Care

I'm William - a 12 year old kid that loves animals, especially dogs. I am available for walking dogs or simple pet care activities if you are busy or want some extra love for your pet. You can text my mom for information 608-770-3783.

Lawn Mowing

West High student offering reliable, professional lawn mowing in the neighborhood. I bring my own high-quality equipment, have 2+ years of experience, and take pride in clean, great-looking lawns. Regular mowing or one-time cuts available. Free estimates! Text: (608) 598 9908 or email: cleancutcrewmowing@gmail.com

Sunset Village Neighborhood Book Club

Meet your neighbors, enjoy great conversation, and discuss a wide range of books. Contact Linda Fahy, lbahy_27@hotmail.com

Women's Writing Group

Connect with your neighbors by writing and sharing in a supportive circle. Sign-up at thekatiebook.com/writingclasses or email Ktinseattle@gmail.com

Your neighborhood info:

Co-Presidents: James Ream 262-332-0500,

info@sunsetvillagecommunity.org and James Cook,
JClarenceCook@gmail.com

Secretary: Anne Badey Raffa, dancinthrulife14@gmail.com

Treasurer: Rich Kedzior, rkedz@hotmail.com

Newsletter Editors: Liz Vowles 608-658-9726, lizlloyd@chorus.net & Clark Kellogg, clarkkellogg65@yahoo.com

Neighborhood Website: www.sunsetvillagecommunity.org

Online Message Board: <https://groups.google.com/g/sunsetvillagecommunityassociation>

District 5 Alder: Regina Vidaver, district5@cityofmadison.com
608-616-0669, www.cityofmadison.com/council/district5/

County Board: Richelle Andrae, 414-469-6664

Andrae.Richelle@CountyofDane.com

www.facebook.com/Richelle4DaneCounty

Facebook page: "Sunset Village Community Association"