



COMMON GROUND

COMMON WEALTH DEVELOPMENT'S QUARTERLY NEWSLETTER

**FOR RESIDENTS, COMMERCIAL TENANTS,
WORKFORCE PARTICIPANTS, AND
SUPPORTERS LIKE YOU.**



Common Wealth
Development



HELLO *Spring*

LETTER FROM THE EXECUTIVE DIRECTOR

Welcoming Spring!

Happy Spring!

As we step into Spring and look toward the warmer months ahead, I want to start this quarter's report with a single word:

VOTE!!!

With the upcoming election on April 1st, we have the opportunity to make our voices heard. Statewide, on the ballot is a seat on the Wisconsin Supreme Court, the election for State Superintendent of Public Instruction, and a referendum on Voter ID requirements. Locally, there are contested seats for the Madison School Board and the District 10 Common Council seat (Leopold-Arbor Hills & Meadowood). Although the

District 6 seat (Williamson-Marquette Neighborhood) is uncontested, it remains essential for everyone to show up and be counted, as that seat will be up for reelection next year!

Regardless of where you stand on these issues or which candidates you support, your vote matters. If you need information about voting or elections in Madison, you can reach out to the City Clerk's Office at:

City Clerk's Office
210 Martin Luther King Jr Blvd, Room 105
City-County Building,
Madison, WI 53703

Phone: 608-266-4601 Email: clerk@cityofmadison.com Office Hours:
Monday - Friday, 8:00 am - 1:00 pm, 2:00 pm - 4:30 pm (Closed 1:00 pm - 2:00 pm)

The energy and commitment at Common Wealth Development remain strong. We are excited for the 2025 Wanda Fullmore Youth Internship Program, with expanded capstone projects that now include a stand-alone, policy-focused initiative. A special shout out to Maggie Douglas and Kalia Thao for their tremendous work in organizing this year's program.

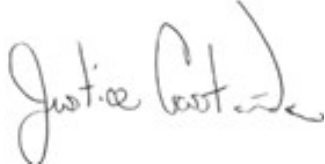
Common Wealth is also thrilled to welcome several new faces to our organization. Micah Williams joins our Youth Workforce Team, Paul Harty has joined our Maintenance team, and Kelly Cochran steps in as our new Director of Housing Operations. We are excited to have you all on board!

At the same time, we say goodbye to a long-standing and valued member of our team. Conner Wild, who has served as Housing Operations Manager and later as Asset Management & Special Projects Manager, will be moving on after nearly seven years with Common Wealth. His dedication and leadership have been instrumental in guiding our organization through periods of immense change and growth. We are profoundly grateful for all he has contributed and wish him well on his new journey.

I encourage everyone to stay engaged, stay informed, and continue to be part of the change you wish to see. Voting is a powerful tool, but it's not the only one. Your involvement, ideas, and support help us continue to work in solidarity with our neighborhoods and strengthen our work.

Onward.

Respectfully Submitted,



Justice Castañeda
Executive Director
Common Wealth Development, Inc.



Mark Your Calendars
Exciting Upcoming Events at Common Wealth!



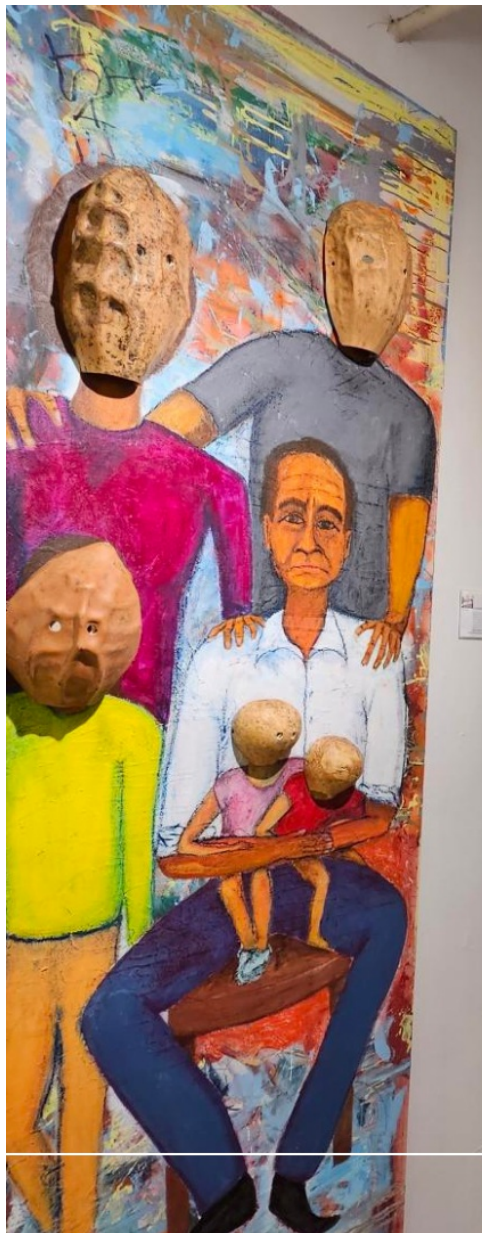
DO YOUR **SUMMER** PLANS INCLUDE GOLF?

**2025 COMMON WEALTH
OPEN COMING IN JUNE**

YOU COULD
#golfforacause

TO BENEFIT COMMON WEALTH
DEVELOPMENT

For more details, Check out our website



Common Wealth

Join us for our Spring Gallery Night,
where you can support local artists in
collaboration with LOUD - we can't wait
to see you there!

FRIDAY, MAY 2
5PM-9PM
100 S BALDWIN ST
MADISON, WI 53703



www.cwd.org

Thank you for your support during The Big Share



Because of your support, we



This year, Common Wealth hosted events in support of The Big Share. Thank you to our local businesses for contributing with in-kind donations. Thank you to our friends at the Weary Traveler Free House, Old Sugar Distillery, and Dream Lanes Bowling Alley for hosting us.

were able to raise \$13,129! We hope to see you in TBS 2026. A huge thank you to everyone who participated, whether in a roundtable discussion, bowling, or singing - we couldn't have done it without you! A special shout-out to our board for their investment in our mission and their ongoing commitment to serve.





HEALTHY HOUSING UPDATES

Common Wealth Development provides affordable rental housing opportunities to low and moderate-income households through the ownership and management of 160 apartments. There are 114 apartments scattered throughout the *Williamson-Marquette neighborhood* on Madison's East side, and 46 apartments in the *Meadowood neighborhood* on Madison's Southwest side.

Our units are income-restricted based on county median income. In 2023, we began partnering with The Road Home to manage 15 units in the Meadowood Neighborhood in support of their Housing & Hope program. Apartment sizes vary from studios (efficiencies) to 3-bedrooms

A Heartfelt Farewell and New Beginnings



As we look ahead to 2025, we recognize that the legacy of those who have come before us continues to guide us in our mission to build stronger,



Five years ago, Conner joined us, and throughout his time at Common Wealth, he has served in various roles, consistently leading with dedication and passion. From his leadership in housing operations to his recent role as Asset Management - Special



In addition to these changes, we are excited to announce new additions to our executive leadership team. We will soon be welcoming fresh faces, including a Director of Operations and a Director of Housing Operations. These individuals will bring new

more resilient communities.

The seed of community was planted long ago, and now, more than ever, it is flourishing in ways that exceed expectations.

Together, with each new partnership, we are nurturing a future where everyone has a place to thrive.

One key individual who has played a pivotal role in our growth over the years is **Conner Wild**.

Projects Manager, Conner's contributions have been invaluable. His work has helped shape the direction of our initiatives, and his impact will be felt for years to come.

As life is ever-changing, Conner is moving on to new opportunities, and we are grateful for the legacy he leaves behind. We wish him all the best in his future endeavors and know that his influence will continue to resonate within the organization.

perspectives and leadership that will further strengthen our ability to build and serve the communities we care about. We look forward to the continued growth and success they will help drive in the coming years.

The Hands That Keep Us Going: Meet Our New Maintenance Coordinat



Welcome Paul Harty!

Paul recently moved back to Madison with his family. He joined CWD Maintenance Team to help the people of the community. He enjoys spending time with family, making music, and working in the wood-shop. A quote from his dad that has always stuck with him - "Positive creates. Negative destroys."

Lease-to-Purchase Homes now available!





1130 E MIFFLIN ST, SINGLE FAMILY HOME
2 BEDROOM, 1 BATH, SALE PRICE: \$290,000*

Square feet: 742 **Lot Size:** 5,082 sq ft **Year Built:** 1947
Neighborhood: Tenney-Lapham
Schools in District: Lapham-Marquette, O'Keefe, East
Appliances: Stove, refrigerator, dishwasher, microwave, washer/dryer
Amenities: Open porch, basement, off street parking
Recent Renovations: New roof for house, kitchen remodel, bathroom remodel, new appliances

How do I Qualify? Households must have an income at or below 80% of Dane County median income, adjusted for household size, at the time they first occupy the property. The household does not need to be at or below 80% CMI at the time of sale but will still go through a separate underwriting and verification procedure.

***What makes this opportunity affordable?** Common Wealth Development will provide a Community Seconds subordinate mortgage in the amount of \$93,750, reducing the principle amount that a buyer needs to finance (this difference is not reflected in the above sale price). This shared appreciation model, which limits the amount of appreciation an owner will receive, is used to keep housing affordable into the future.

Lease to Purchase Option: If you meet all of the program qualifications but need some time to get the financing together, you can lease and occupy the house during that time.

APPLICATIONS FOUND AT: [HTTPS://CWD.ORG/LEASE-TO-PURCHASE/](https://CWD.ORG/LEASE-TO-PURCHASE/)
QUESTIONS?: HOMES@CWD.ORG





1126 E MIFFLIN ST, SINGLE FAMILY HOME
2 BEDROOM, 1 BATH
SALE PRICE: \$357,000*

Square feet: 1,107 **Lot Size:** 7,623 sq ft **Year Built:** 1949
Neighborhood: Tenney-Lapham
Schools in District: Lapham-Marquette, O'Keefe, East
Appliances: Stove, refrigerator, dishwasher, microwave, washer/dryer
Amenities: Detached garage (two spaces), basement, heating (forced air)
Recent Renovations: New roof for house & garage, painted exterior, kitchen remodel, bathroom remodel, and new appliances.

How do I qualify? Households must have an income at or below 80% of Dane County median income, adjusted for household size, at the time they first occupy the property. The household does not need to be at or below 80% CMI at the time of sale but will still go through a separate underwriting and verification procedure.

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QUESTIONS?: HOMES@CWD.ORG

Learn more about our Lease-to-Purchase Homes

Updates for Grills on Patios

Although we are a few months out from peak grilling season, we want to remind residents that the storage of any / all grilling devices--charcoal or gas--on their porches, balconies, or patios is prohibited.

Grills must be stored 10 feet away from the building or any other combustible material. This is a serious issue, and we will be required to issue lease violations for households that do not move their grills.



Updates from Youth Workforce Development

After a transformative year, Youth Workforce Development is really looking forward to implementing our new goals in 2025. Through our

broad spectrum of programming, we strive to support students throughout their workforce development journey—from their first job to when they enter the workforce as a young professional. With a holistic approach rooted in a foundation of racial justice and health equity, we seek to provide the best possible programming for Madison and Dane County youth.

Shaping Tomorrow: Introducing Our New Youth Employment Coordinator



Welcome Micah Williams!

Micah is a Youth Employment Coordinator for Common Wealth Development, joining the team in March of 2025 after moving to Madison, WI. Originally from Iowa, Micah holds a bachelor's degree in psychology from the University of Iowa with an emphasis on child-life specialization and communication studies. Outside of work, she loves to read, bake, participate in a concert band ensemble, and play with her dog, Daphne.

Youth Mentoring Program (YBMP)

Spring YBMP Sessions in Full Swing

Our Youth Workforce team has been busy hosting and planning our Youth Mentoring Program (YBMP) at Vel Phillips Memorial High School, La Follette High School, West High School, and East High School. In this program, teens receive support to set goals and develop their resumés, while training on networking, elevator pitches, and mock interviews to help them enter the job market.

Already twelve Purgolder scholars have completed the program, with many more to come this spring session.



East High School YBMP

At East High School, twelve students graduated.

YBMP Spring Calendar

Madison East 2/24 - 3/7 [Completed]

Madison West 3/31 - 4/1

Vel Phillips Memorial 4/21 - 5/2

La Follette 5/12 - 5/23

2025 Application

To apply, a youth must submit a youth application and their guardian submit the permission form:

2024 - 2025 YBMP Parent/Guardian Form:

<https://forms.office.com/r/tjtZ5Brp6g>

2024 - 2025 YBMP Student Application Form:

<https://forms.office.com/r/MPSf6r3QNW>

Once applications are submitted, a staff member will follow up with the applicant to discuss next steps. While we do accept applications on a rolling basis, there are specific deadlines applications must be turned in by to attend a specific training session.

Our Youth Advisory Board is designed to support students in navigating thoughtful and critical dialogue. We support students as they engage in critical discussions and analyses concerning immigration policy in the United States. The Youth Advisory Board explores various dimensions of immigration, including its historical foundations, current debates, and its impact on local communities, particularly in Madison, WI. Participants engage with a range of perspectives from academics, community leaders, activists, immigration rights advocates, and elected officials, all of whom contribute to a nuanced understanding of this complex issue.

The YAB introduces students to key concepts and debates, equipping them with the critical tools needed to navigate and contribute to ongoing discussions. We foster a space where youth can critically reflect on the underlying assumptions, power dynamics, and social structures that shape immigration policies and practices.

As such, this training is designed to give a survey of some of the broader conversations around immigration policy, while also sharpening students' capacity for critical analysis through some reading and writing exercises. This is not designed to be any form of guiding or leading narrative that seeks to influence youth to think one way or another about immigration policy, immigration law, or related practices. Rather, it is intended to encourage youth to be critical, introspective, and reflective about the epistemological foundations of immigration policy, enabling them to engage with a diverse array of experts and community leaders in a constructive dialogue. Through this engagement, they can determine their own paths of action—whether that involves advocacy, support, opposition, or other forms of civic involvement—as informed and empowered participants in the democratic process.

In the words of one YAB student: “This board has made me consider ideas, systems, and concepts I have never thought of before. It’s super informative and I could learn about it all day.”

If you would like more information about the Youth Advisory Board, please contact Common Wealth Development’s Executive Director, Justice Castañeda at justice@cwd.org or by phone at 608.620.7745.

2025 Wanda Fullmore Youth Internship Program

Applications are closed for our 2024 Wanda Fullmore Youth Internship Program. Staff are excited to be recruiting and interviewing potential interns!

In this program, Common Wealth provides a paid internship opportunity for 25 City of Madison Youth to learn more about employment with the

City of Madison over 8-weeks in the summer. Through on-the-job training, structured lessons, and a rigorous civics curriculum, youth learn about City departments and processes. Youth Workforce Development staff help interns build community and connections that help launch them into their post-secondary careers.

Interns work collaboratively, under the guidance of Common Wealth staff and UW-Madison technical assistants, to critically assess real-world projects happening throughout the city. Youth provide insight, analysis, and critique in conversations with city staff, elected officials, and community members around development initiatives and projects. Upon completion, interns earn elective school credit and the Department of Public Instruction's Employability Skills Certificate.

To be eligible for the Wanda Fullmore Youth Internship Program, youth must have a City of Madison address OR be enrolled in an MMSD school, and be, at minimum, 14 years of age.

Madison Metropolitan School District Experiential Learning Program

Common Wealth's Youth Workforce Development staff facilitate MMSD's Experiential Learning Program. Through this opportunity, students can earn elective school credits by working a part-time job or volunteering. CWD staff coordinate and communicate with school support staff, counselors, students, and guardians to ensure all requirements are met and students are on track to earn credits. They hold weekly office hours at each of the four main Madison high schools, and support students through enrolling in the program, completing assignments, and earning credit for their



CWD staff will soon begin enrolling students for the Spring Semester. For MMSD students who are working a job or volunteering and want to earn high school elective credits, click [here](#) to register.

For additional information or questions about any of Common Wealth Development's Youth Workforce Programs, please contact Htet Hlawn at hlawn@cwd.org

work and skill
development.



Updates from Adult Workforce Development

Common Wealth uses a person-centered and trauma-informed approach to address the needs of individuals and families who face barriers to obtaining or maintaining employment. Our workforce development programming for adults employs a coordinated care model, where we collaborate with multiple partners to help participants with basic needs, such as housing support, food security, mental health and wellness, transportation, childcare needs, and access to health care. Our Southwest office offers these services at **5802 Raymond Road**.

Work Up Academy

We are kicking off 2025 by supporting the skill development of our community members as they pursue employment opportunities.

Thinking about a change in your career or looking for a better fit? Contact Kari, Adult Workforce Development Manager at kari@cwd.org to schedule your appointment for Cover Letter and resume writing, supervised job



searches, assistance with interviewing, understanding the job description and your goals.



Job Shop

Job Shop is currently being held Wednesdays 9 AM-12 PM at the Meadowood Neighborhood Center

This voluntary service is an opportunity for face-to-face, one-on-one support for people trying to find work. The goal of all providers is to create a caring environment and offer ongoing support for individuals. Many people come to address immediate concerns and others show up weekly and connect with the additional programming available.

As we head into the spring months, we understand that many community members are searching for rental assistance and support with basic living needs due to major changes in eligibility for State Subsidy benefits, including Medicaid, FoodShare, and unemployment. Job Shop is an opportunity for community members to ask individualized questions to address these concerns. **Stop by for some free support!**

**Every
Wednesday
9 AM-Noon**

**FREE
JOB
SUPPORT**





LOCATION:

**MEADOWWOOD NEIGHBORHOOD CENTER
5740 RAYMOND RD MADISON WI 53711**

Job Shop

-  **JOB LEADS**
-  **RESUME & COVER LETTER WRITING**
-  **BUILD NEW CONNECTIONS**
-  **HOUSING & CHILDCARE SUPPORT**
-  **FIND HOPE AGAIN**

This voluntary service is an opportunity for face-to-face, one-on-one support for people trying to find work. We have an inclusive, diverse community, and providers create a caring environment for individuals to build new connections and find answers. Many people come to address immediate concerns and others show up weekly and connect with the additional programming available.



For any additional information or questions regarding Adult Workforce Development programs or available resources, you can contact Workforce Development Manager Kari Alston at kari@cwd.org or [\(608\) 516-5332](tel:6085165332).

Contact Kari Alston



BUSINESS INCUBATION

Updates from our Business Incubators

From breweries and bakeries to artists and architects, Common Wealth supports business incubation through our first and second-stage business incubators, Madison Enterprise Center and Main Street Industries. We offer affordable commercial spaces for small businesses and a community art gallery available for weekly rentals in pursuit of equitable economic development.

Commercial Space Available at the Madison Enterprise Center

- Suite 306 - Available Now
 - 707 Sqft
 - Rent = \$11.00 per sq ft (\$648 per month)
- Suite 205 - Available Now
 - 1247 Sqft
 - Rent = \$11.22 per sq ft (\$1,334 per month)

More details can be found on our website: <https://commercial.cwd.org/>

Your Future Event?

The Common Wealth Gallery is a community art gallery located in the historic Madison Enterprise Center at 100 S. Baldwin Street on Madison's near east-side. The 2,000 square foot gallery can accommodate solo and group shows. The rental rate is \$200 per week, with a minimum rental period of one week. Reserve Common Wealth Gallery for a solo or group show. Please check availability by visiting our gallery calendar!

For more information about renting spaces at MSI, MEC or the Common Wealth Gallery, please contact Brendan Vandenburg-Carroll, Business Development Coordinator, via phone: (608) 438-6804 or e-mail: brendan@cwd.org.



UPDATES FROM THE MADISON COMMUNITY

Letter from the Mayor of Madison



We Are A Welcoming Community

By Mayor Satya Rhodes-Conway



With the flurry of news out of Washington, I'd like to take a moment to reassure residents. We want everyone in our community to know – regardless of who you are or where you come from – your City government welcomes and values you. The diversity of our community is part of what makes the City of Madison a great place.

It's particularly important to acknowledge this now. Essential services Madison families depend on are being defunded. This is wrong. We are all being harmed and the City of Madison is deeply disturbed by the lack of

respect for human dignity exhibited by some of the federal government's actions. It's also important that people know their legal rights and stay informed. The ACLU, and other organizations, have guidance on these topics.

We know that our community is stronger when it welcomes everyone. Madison benefits tremendously from immigrants and individuals of all racial, ethnic, religious, and gender identity backgrounds. They study and learn besides us; run the small businesses we cherish and depend on; and most importantly, enrich our city with different ideas, perspectives, and culture. They are our neighbors, coworkers, and friends. Madison stands with them and will continue to be a welcoming community to all.

Letter from Common Council President

Hola!

A lot is happening at the city and federal levels at this time. However, our community will continue strengthening if we all act on our responsibility and duty to care for and protect others. Each of us has the power to make a significant impact. I deal with the stress of things I can't control by volunteering for causes that directly support individuals. Find something that gives you purpose and donate your time or financial support to the causes that speak to you. *Here is a good place to start.*

How about getting more connected within your neighborhoods by creating welcoming and safe spaces? *The Southwest Area Plan* is a way to connect and create a vision for the future together. It's a plan that includes everyone, from Meadowood, Orchard Ridge, Allied, and Dunn's Marsh, covering approximately 5,400 acres (8.4 square miles). The plan guides changes to land use, housing, transit, streets, bike paths, and other community facilities, and your voice is crucial in this process.

The process started in November and is expected to take a year to complete. The plan offers many opportunities for the public to participate. We began with an in-person meeting and multiple Zoom calls and met with Neighborhood Resource Teams (NRT) and Neighborhood Associations. As the summer approaches, staff will bring the plan to community events. In March, join the "*Madison Madness*" bracket; each "team" represents a focus area. There are 32 items in the bracket; bring your choices down from 32 to the top priorities. Your feedback can also be provided via the *Southwest Area Plan interactive map*

Thanks,
Yannette

Council President Figueroa Cole (she/her/hers/ella)

A message from the Madison Metropolitan School District



Dr. Joe Gothard

Superintendent

Madison's Excitement Shines Through: Explore the New Why MMSD and Why Madison Pages

A message from MMSD Leadership:

"People are excited about what's happening in Madison! We have so much to offer to longtime Madisonians as well as those who just made Madison their home. To help spotlight MMSD and the community, we've launched Why MMSD and Why Madison, which are featured on the MMSD website.

Why MMSD showcases how MMSD provides a rigorous curriculum, early college credit opportunities, a youth-focused arts curriculum, and more. The Why Madison page features include Madison's #3 ranking as one of the best places to live for working families and is home to the University of Wisconsin, which is #1 out of 255 Best Education Schools in the nation."

Superintendent Joe Gothard shared, "Growth, energy, and excitement are everywhere — people are gathering, businesses are thriving and community partnerships are flourishing. National organizations are also taking notice of all that makes our capital city special."

Please help us get the word out—share Why MMSD and Why Madison. Let's tell our story!



Discover a world of fun, learning and growth with our **FREE** play-based 4K program! Offering half-day and full-day options across Madison, we provide more than just a classroom experience – it's a place where children can explore, discover and thrive in a hands-on learning environment.

- Build a solid foundation for success
- Focus on cognitive, social and emotional development
- Supported by nurturing educators who truly care about your child's journey



Enrollment is **NOW OPEN** for the 2025-2026 school year. Scan the QR Code to Learn More and Enroll today!



MADISON METROPOLITAN SCHOOL DISTRICT

SUMMER CAREER & TECHNICAL EDUCATION DISCOVERY PROGRAM

Looking for a Summer Adventure for Your Middle Schooler? Join Our **FREE CTE Camps!**

This summer, give your middle schooler the chance to explore exciting careers through our **FREE**, hands-on Career and Technical Education (CTE) camps! These immersive camps are designed for students in grades 6-8 and feature interactive activities and real-world skill-building in fields like **coding, robotics, business, engineering, culinary arts and more.**



Limited spots available – don't miss out on this amazing opportunity! Scan the QR Code to Learn More and **Enroll today!**

[Wil-Mar Neighborhood Center](#)
504 S. Brearly Street

We're an inclusive neighborhood center that's provided diverse programming for our community and all those in need since 1968.



[Click here for the Wil-Mar Neighborhood Center website.](#)



[Arbor Hills Neighborhood Association](#)

We create a sense of community by holding events and developing spaces that are welcoming and inclusive for all residents.

[Click here for the Arbor Hills Neighborhood Association website.](#)



[Meadowood Neighborhood Association](#)

We work for community betterment and promote fellowship for the Meadowood neighborhood.

[Click here for the Meadowood Neighborhood Association website.](#)



[Marquette Neighborhood Association](#)

[Click here for the Marquette Neighborhood Association website.](#)

health resources + information + advocacy



Sheray
Wallace

Meadowood
Health
Partnership

(608) 622-2355 sheraywallace44@gmail.com

On March 3rd, Meadowood Health Partnership celebrated a historic milestone with the grand opening of its on-site location in the Meadowood neighborhood, now home to Madison's first-ever Community Health Worker (CHW) Office. Spearheaded by Meadowood Health Partnership, this office stands as a beacon of hope for community-driven healthcare innovation. It is not just about a building—it is about reshaping how healthcare is delivered across Madison, ensuring that every resident has the support, advocacy, and resources they need to thrive.

For years, Meadowood Health Partnership has been committed to connecting resources to all populations with essential health resources. Now, with a dedicated office space, they're leveling up! The office will serve as a hub for health education, resource navigation, and direct support, ensuring that individuals and families can access the services they need—when they need them.

So what exactly do Community Health Workers (CHWs) do? They play a critical role in bridging the gap between healthcare systems and the people they serve. They provide peer support, health education, advocacy, and culturally relevant care coordination—basically, they make sure everyone, no matter their background, gets the care they deserve. When we talk about investing in sustainability models of care, this is what it can look like.

Sheray Wallace, founder of Meadowood Health Partnership, and long-time advocate, emphasizes that this space is by the community, for the community. "This is a space where people can come in, ask questions, get support, and feel heard. It's about meeting people where they are and making sure they don't feel alone in navigating healthcare systems.

The opening of a Community Health Worker-led office marks the beginning of a new chapter in community-driven health solutions. It will serve as a blueprint for how neighborhoods can create inclusive, culturally competent, and responsive health programs that truly reflect the needs of the people they serve.

The Meadowood Health Partnership invites the community to visit, connect, and take part in shaping the future of health equity right here in Madison.



Common Wealth Development
news@cwd.org
P: 608.256.3527



COMMON WEALTH DEVELOPMENT | 1501 Williamson Street | Madison, WI 53703 US

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