

CITY OF MADISON ETHICS BOARD COMPLAINT FORM

1. All complaints must be made in writing. Completion of this form is not required, but this form is designed to assist you in providing the required information. For more information please refer to the Ethics Board Policy Manual and Madison General Ordinance Section 3.35. For additional information, contact The Office of the City Attorney at (608) 266-4511. The Ethics Board Policy Manual is available on the Office of the City Attorney's website.
2. Complaints shall be directed to the attention of the Ethics Board at the City of Madison, c/o City Attorney's Office, 210 Martin Luther King, Jr. Boulevard, Room 401 City-County Building, Madison, WI 53703.
3. The complaint shall be made under oath and may be made on information and belief.¹

COMPLAINANT INFORMATION

YOUR NAME Justin Rundle		
ADDRESS 1030 Friar Ln		
CITY Madison	STATE WI	ZIP 53711
HOME PHONE 608-290-4812	DAYTIME PHONE 608-290-4812	EMAIL ADDRESS jdrundle926@gmail.com

SUBJECT OF COMPLAINT

NAME Linda Horvath		
ADDRESS (IF KNOWN) 215 Martin Luther King Jr. Blvd, Suite 130		
CITY Madison	STATE WI	ZIP 53703
POSITION/OCCUPATION WITH THE CITY Urban Planner	PHONE (IF KNOWN) 608-267-1131	

The purpose of the Ethics Board is to see that the Code of Ethics as outlined in Section 3.35 of the Madison General Ordinances is uniformly applied to all City of Madison employees and officials. The areas of responsibility include, but are not limited to: (a) Fair and Equal Treatment, (b) Conflict of Interest, (c) Incompatible Employment, (d) Disclosure of Confidential Information, (e) Gifts and Favors, (f) Political Activity, (g) Campaign Contributions, (h) Disclosure of Economic Interests, and (i) Real Estate Disclosure.

NATURE OF COMPLAINT²

SECTION VIOLATED 3.35(5)	<p>This ethics complaint alleges a violation of Madison General Ordinance Chapter 3.35(5)(b)(1). By granting the Greentree Neighborhood Association (GTNA) President Jay Russell "special consideration, treatment, or advantage" that was specifically denied to me. This was done by explicitly claiming to me a lack of staff "capacity" in order to avoid "discussion" of the Planning Division's "Neighborhood Organizations Tips and Tools Guide", while simultaneously providing a private, unrecorded "follow-up" discussion to the GTNA President 10 days later. Linda Horvath has failed to maintain the standard of equal access required of all City incumbents.</p>
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¹ "Information and Belief" means that, while you may not have firsthand knowledge, you are willing to swear under oath that you have a firm belief that it is true.

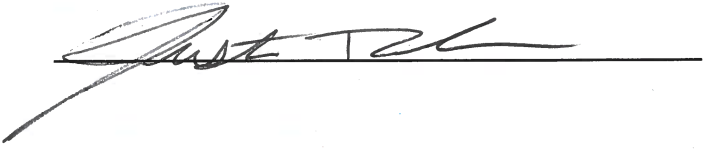
² The "Nature of the Complaint" is a short general statement of the alleged breach of ethics. For example, a statement related to a violation of the above-listed areas of responsibility: (a) Fair and Equal Treatment, (b) Conflict of Interest, (c) Incompatible Employment, (d) Disclosure of Confidential Information, (e) Gifts and Favors, (f) Political Activity, (g) Campaign Contributions, (h) Disclosure of Economic Interests, and (i) Real Estate Disclosure, is appropriate.

FACTS

The facts constituting the alleged breach of ethics must be set forth in detail with clearness and certainty. Please reference specific sections within Madison General Ordinance Section 3.35 which you believe to have been violated. Attach additional sheets as required.

1. Request for Guidance (October 7, 2025): On October 7, 2025, I emailed Linda Horvath requesting a meeting to discuss specific guidance in the City's "Neighborhood Organizations Tips and Tools Guide" regarding board term limits and leadership skills, as they pertained to the Greentree Neighborhood Association (GTNA).
2. Denial of Access (October 7, 2025): The same day, Horvath denied my request in writing, stating "Unfortunately we do not have staff capacity to attend this type of meeting, for these discussion topics". This denial was CC'd to the entire GTNA Board.
3. Granting of 3.35(5)(b) "Advantage" (October 17, 2025): Ten days later, on October 17, 2025, Horvath coordinated and held a private "talk" with GTNA President Jay Russell to hear his "perspective" on the same situation.
4. Confirmation of "Advantage" "Follow-Up": (February 17, 2026): In an email dated February 17, 2026, Planning Director Meagan Tuttle confirmed this Horvath/Russell October 17 meeting occurred, describing it as a "follow-up" performed by Horvath in her "capacity as a resource".
5. Confirmation of Missing Records (February 17, 2026): In the same email thread, Records Custodian Ben Zellers stated there are "no public records associated with the conversation" between Horvath and the GTNA President.
6. Established Relationship (May 6, 2024): As shown in the May 6, 2024 GTNA Board Meeting Minutes, Horvath has a history of attending GTNA Meetings as a "Guest", indicating a long-standing informal relationship that precedes this unethical treatment.

The undersigned, under oath, states that he or she has read the foregoing complaint and that the information contained in it is true and correct based on his or her personal knowledge, except for those matters alleged on information and belief and as to those matters, the undersigned believes them to be true and correct.



Subscribed and sworn before me
this 13 day of March, 2026.

Tasneem Tauseef
NOTARY PUBLIC

My Commission expires (is permanent)
09.11.2026

(seal)

county. Dane.

TASNEEM TAUSEEF
NOTARY PUBLIC
STATE OF WISCONSIN

From: [Horvath, Linda](#)
To: [Justin Rundle](#); [Zellers, Benjamin](#); [Mugavero, Alyssa](#); [Martin, Urvashi](#)
Cc: [Pres@gtna.org](#); [Russmiez](#); [Mayo Ewanowski](#); [Dave Ewanowski](#); [Ruth Paulson](#); [Kathleen Batha](#); [Helen Sheahan](#); [Fruhling, William](#)
Subject: RE: Neighborhood Organizations Tips and Tools Guide
Date: Tuesday, October 7, 2025 3:54:18 PM
Attachments: [image001.png](#)

Hello Justin, the guide you reference below offers tools and tips rather than absolutes. Unfortunately we do not have staff capacity to attend this type of meeting, for these discussion topics.

Feel free to reach out with further questions. Thank you, Linda Horvath



Linda Horvath, AICP (she/her/hers)

Urban Planner
 Planning Division, Neighborhood Planning, Preservation and Design
 Department of Planning & Community & Economic Development
 215 Martin Luther King Jr. Blvd., Suite 017
 P.O. Box 2985
 Madison, WI 53701-2985
 Phone: 608-267-1131

Web: www.cityofmadison.com/neighborhoods/
 My Account: <https://my.cityofmadison.com/>
 Sign up for Neighborhood News, Grant, and Training Alerts

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Tuesday, October 7, 2025 11:02 AM
To: Horvath, Linda <LHorvath@cityofmadison.com>; Zellers, Benjamin <BZellers@cityofmadison.com>; Mugavero, Alyssa <AMugavero@cityofmadison.com>; Martin, Urvashi <UMartin@cityofmadison.com>
Cc: Pres@gtna.org; Russmiez <russmiez@gmail.com>; Mayo Ewanowski <mayoew@gmail.com>; Dave Ewanowski <david4009@gmail.com>; Ruth Paulson <siants@me.com>; Kathleen Batha <jvbatha@att.net>; Helen Sheahan <helenswo15@gmail.com>
Subject: Neighborhood Organizations Tips and Tools Guide

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Linda - Are you able to speak to the following 2 bullet points below, which are found on page 9 of the attached "Neighborhood Organizations Tips and Tools Guide"?

- **Recognize Skills: Survey the neighborhood to find out what skills residents have that can help the group**

- **Develop New Leaders: Set term limits for leaders to give new people a chance to take charge. Committee chairs and project leaders are great opportunities for leadership growth.**

Why did the City of Madison issue guidance or "tips" as it relates to "surveying" the neighborhood, and "setting term limits"?

I ask because as shown in the attached March 2023 Greentree Neighborhood Association Meeting Agenda email, 7 current GTNA Board Members have retained their Board Membership / Officer Role continuously for well over 2 years running. Also, current GTNA by-laws have no reference to any "term limits" for current Board Members.

The GTNA Secretary in the October 2025 Board Meeting mentioned discussing "term limits" at the next Board meeting in November. Perhaps, if a City of Madison representative could be available at that time to help address the Board and or Membership questions on the above guidance, I'd welcome it, and would hope the GTNA Board would be welcoming as well.

Please note 4 of 7 of the GTNA Board Members who have a 2+ year tenure are married couples living at the same address:

Jay Russell

Dana Russell

Mayo Ewanoski

David Ewanoski

Kathy Batha

Ruth Paulson

Helen Sheahan

Justin Rundle

From: [Horvath, Linda](#)
To: russmiez@gmail.com
Subject: RE: Neighborhood Association Question
Date: Friday, October 17, 2025 11:26:52 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jay, thanks for the message. It would be great to talk with you. Does sometime this afternoon work, or would next week be better?

Thank you,
Linda

From: russmiez@gmail.com <russmiez@gmail.com>
Sent: Friday, October 17, 2025 7:50 AM
To: Horvath, Linda <LHorvath@cityofmadison.com>
Subject: RE: Neighborhood Association Question

Hello Linda,

If you want, you can call me at 414-788-9144.

I can answer any questions you have and give you some perspective on this situation.

Jay

Jay Russell
GTNA President
414-788-9144



From: Horvath, Linda <LHorvath@cityofmadison.com>
Sent: Thursday, October 16, 2025 1:54 PM
To: Justin Rundle <jdrundle926@gmail.com>
Cc: Zellers, Benjamin <BZellers@cityofmadison.com>; Martin, Urvashi <UMartin@cityofmadison.com>; Pres@gtna.org; Fruhling, William <WFruhling@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>
Subject: RE: Neighborhood Association Question

Hello Justin, thank you for bringing this to our attention. We will look into it, including reaching out to

neighborhood association leadership.

Thank you,
Linda



Linda Horvath, AICP (she/her/hers)

Urban Planner
Planning Division, Neighborhood Planning, Preservation and Design
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017
P.O. Box 2985
Madison, WI 53701-2985
Phone: 608-267-1131

Web: www.cityofmadison.com/neighborhoods/
My Account: <https://my.cityofmadison.com/>
Sign up for Neighborhood News, Grant, and Training Alerts

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Monday, October 13, 2025 8:34 AM

To: jstroick@cityofmadison.com

Cc: Zellers, Benjamin <BZellers@cityofmadison.com>; Martin, Urvashi <UMartin@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Pres@gtna.org

Subject: Neighborhood Association Question

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello, What is the process for removing a Neighborhood Association officially recognized by the City of Madison?

The reason for removing the officially recognized City of Madison Neighborhood Association would be because the Neighborhood Association Board of Directors and/or Officers is not upholding the standard of conducting democratically elected elections by its general membership.

What evidence is required for removal?

Justin Rundle



Justin Rundle <jdrundle926@gmail.com>

OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Zellers, Benjamin <BZellers@cityofmadison.com>

Tue, Feb 17, 2026 at 3:46 PM

To: Justin Rundle <jdrundle926@gmail.com>

Hello Justin –

There are no public records associated with the conversation you mention below that was referenced in the email chain.

- Ben

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>**Sent:** Tuesday, February 17, 2026 1:14 PM**To:** Zellers, Benjamin <BZellers@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>**Cc:** DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; glazer.jeffrey@danecounty.gov; Rep. Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov**Subject:** Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Hello Planning Division - What information did Jay Russell share via "talk" with Linda Horvath on October 17, 2025 when attempting to provide her "perspective", regarding this "situation", as noted on Page 28 of the attached?

Sincerely,

Justin Rundle

Case # 2026-0007

On Tue, Feb 17, 2026 at 12:52 PM Zellers, Benjamin <BZellers@cityofmadison.com> wrote:

Please see attached PDF for the records you requested. With that, the request is considered fulfilled.

If you have any future requests please feel free to reach out, ideally via the [records request portal](#).

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Monday, February 16, 2026 9:43 AM
To: Zellers, Benjamin <BZellers@cityofmadison.com>
Cc: DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>
Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Dear Ben - I request your assistance in fulfilling my request.

Respectfully,

Justin Rundle

On Mon, Feb 16, 2026 at 9:36 AM Zellers, Benjamin <BZellers@cityofmadison.com> wrote:

Hello Justin -

The City has a [Public Records Request Center website](#) for submitting requests. While submitting via the website is not a requirement for fulfilling a request, it can make fulfilling requests easier on both sides, as it allows easy referral by me to IT for an email records search and easy download of any records that may be found, especially if the total file size is more than tends to be allowed as an attachment by most email services. Would you consider using the Request Center? If that's not doable please let me know and I can still work on fulfilling your request. Thank you,

- Ben

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Monday, February 16, 2026 7:33 AM
To: Firchow, Kevin <KFirchow@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: Zellers, Benjamin <BZellers@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>
Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Thank you Kevin.

Sincerely,

Justin Rundle

On Mon, Feb 16, 2026 at 7:19 AM Firchow, Kevin <KFirchow@cityofmadison.com> wrote:

Heather's response included Ben Zellers who is the Planning Division's current records custodian and I've also copied Meagan Tuttle, Planning Director. Ben will be working on the records request.

Thanks,
Kevin



Kevin Firchow, AICP (He/Him/His)
Principal Planner - Development Review & Plan
Implementation
City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Suite 017
PO Box 2985
Madison, Wisconsin 53701
kfirchow@cityofmadison.com
T: (608) 267-1150

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Sunday, February 15, 2026 6:03 PM
To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Zellers, Benjamin <BZellers@cityofmadison.com>
Cc: Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; glazer.jeffrey@danecounty.gov <glazer.jeffrey@danecounty.gov>; Rep.Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov <govinfo@wisconsin.gov>

Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

I look forward to hearing from your replacement.

Respectfully,

Justin Rundle

On Sun, Feb 15, 2026 at 6:00 PM Stouder, Heather <HStouder@cityofmadison.com> wrote:

Justin-

I've taken on a different role with the City outside of the Planning Division, but folks cc'd will be able to handle your request. Would you please remove me from future e-mails on this thread? Thanks!

Heather



Heather Stouder, AICP (*she, her, hers*)

Administrative Services Manager

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 130

Madison, Wisconsin 53703

Office: 608-261-5567

Email: hstouder@cityofmadison.com

Web: <http://www.cityofmadison.com/dpced/>

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Saturday, February 14, 2026 7:53 AM

To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>

Cc: Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; DCR <DCR@cityofmadison.com>; glazer.jeffrey@danecounty.gov; Rep.Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov; greentreeneighborhoodassoc@gmail.com; pres@gtna.org; Russmiez <russmiez@gmail.com>; Dave Ewanowski <david4009@gmail.com>; Mayo Ewanowski <mayoew@gmail.com>; Kathleen Batha <jvbatha@att.net>; Melissa Bennett <melissa.bennett.90@gmail.com>; Terrah&Frederick Clark

<terrahandfrederick@gmail.com>; Gary Kobs <kobsgary1@yahoo.com>; Alex Kocher <alex.d.kocher@gmail.com>; rneal73@gmail.com; Trevor Olson <tjolson@uwalumni.com>; kathleen powers <katpow4040@gmail.com>; Helen Sheahan <helenswo15@gmail.com>; Liz Sidor <lizsidor94@gmail.com>; Wallace, Sheray <sheraywallace44@gmail.com>; Harrington-McKinney, Barbara <district20@cityofmadison.com>

Subject: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Heather and Kevin - According to the attached record, Greentree Neighborhood Association "Leadership" had a discussion with City of Madison Department of Planning & Community & Economic Development Urban Planner Linda Horvath.

The attached record notes Linda had a "conversation" with a party now accused of violating City of Madison Civil Rights Laws (Madison General Ordinance 39.03), and State of Wisconsin Equal Rights Laws.

Therefore, As part of an Open Records Request, may I please have a copy of all email communications between Linda Horvath and the russmiez@gmail.com email address between June 30, 2025 and December 31, 2025?

Thank you,

Justin Rundle

GTNA Board Meeting Minutes
May 6, 2024
6:30pm - 7:40 pm via Zoom

Attendees: Jay Russell, Dana Russell, Helen Sheahan, Gary Kobs, Kathe Powers, Trevor Olson, Jane Sarafiny, Ruth Paulson

Guests: None

Regrets: Mayo Ewanowski, David Ewanowski, Kathy Batha, Serene Arena, Danielle Gale

Zoom Access: We should use the Greentree Meeting tab on the screen

Meeting Minutes: The Revised April 2024 meeting minutes were approved.

Annual Meeting Recap:

- Linda Horvath (City of Madison) stated she was impressed by the turnout for the meeting. Kirstie Laatsch could not make it to the meeting. She was more knowledgeable about the West Side plan.
- Follow up with Anana PTO and helping the school – Ms. Paulson noted that teachers walking kids to school from Tailor Place Apartments is upsetting. We should write to the School Board to provide better transportation for the children. It was also suggested that we request support from Alder Harrington McKinney. Mr. Russell noted that Alder Harrington McKinney and County Supervisor Glazer were discussing this issue. They may not have been aware of this occurring.

Anana School PTO asked for volunteer assistance this summer maintaining the garden – watering, weeding, planting, etc.

Promoting Westside Community Connections: The next meeting is Thursday, May 16, 6:00-8:00 p.m. This session will be different in format and will be held in-person at Vel Phillips Memorial High School, 201 S Gammon Rd, Madison.

Garage Sale Recap: Ms. Sheahan reported that 21 households registered, only 20 opened. Six of the participants were not GTNA members. Ms. Paulson has created a new gmail address as requested by Mary Lorch. The balloons were much more expensive than in past years. If the price remains high, we may forego balloons in 2025. It was decided that we require participants to be members of GTNA. There were other households holding sales but did not have the advantage of the GTNA social media blast, printed maps, balloons.

Ms. Sheahan and Ms. Paulson noted that Orchard Ridge garage sale participants are required to be neighborhood association members. It was recommended that in the future we should have the sale on a different weekend from Orchard Ridge and Meadowood.

Halloween Bonfire: Mr. Kobs agreed to coordinate the bonfire at Sunridge Park. He will coordinate with the group in that area.

National Night Out Tues. Aug. 6: It was decided that GTNA will not participate in this August 6 event. It is too soon after the 4th of July. We will table this decision until early 2025.

4th of July:

- Ms. Paulson has applied for the 4 of July Parade Permit. She asked Ms. Sarafiny if there will be a follow up procedure/confirmation from the City of Madison.
- We need a volunteer coordinator. Ms. Sarafiny will coordinate the volunteers but is unavailable on the 4th. She is prepared to train whoever is willing to coordinate the volunteers on the day of the event.
- Mr. Russell will meet with Katie Place regarding the food order. We will increase the quantity from last year.
- Need the following positions for 4th of July:
 - Gallop Coordinator: Ms. Powers offered to coordinate the Gallop if Ms. Ewanowski will train her as she was the past Gallop coordinator.
 - Parade Coordinator: Ms. Paulson. She has already applied for the parade permit.
 - Picnic Coordinator: We will need a Grilling Manager, someone to run the Membership table (cash and electronic payments will be accepted). We anticipate the usual volunteers will manage the food ticket sales.
 - Cashless Payments: Mr. Olson suggested a procedure to have cashless payments available – QR code, receipts, etc. He offered to formalize a plan for this new procedure.
 - Kids Activities: Ms. Russell will organize the kids activities – sidewalk chalk, tattoos, and the clown with balloons. She will contact Sharay Wallace to confirm that the balloon art clown is willing to be at the park on the 4th.
 - Ms. Powers stated that she cannot coordinate both the Gallop and Holiday Lights. She will keep the Gallop and will need assistance.
 - Ms. Sheahan will coordinate the distribution of Gallop T-Shirts. The shirts will be delivered to their homes.
 - We will provide a Gallop sticker to all who complete the race.
 - The deadline for ordering T-Shirts is June 3. Ms. Powers will submit the T-shirt order to the printer no later than June 7. There is a minimum order of 72 shirts to get the best price. Any extra (not pre-ordered) T-shirts will be sold at the July 4 picnic.

Greentree Gallop T-Shirts: As of May 6, we have only 5 orders for T-shirts. We should post the order form on all social media points. Mr. Russell will work with Ms. Sheahan and Ms. Paulson to put the form on social media as soon as possible.

We should have a table set up to sell extra unsold t-shirts. Ms. Sheahan offered to coordinate the t-shirt sales on the 4th.

All sponsors that promised to pay have now paid. That total is \$875.

Membership: Ms. Ewanowski was unable to attend the meeting by reported we received two new membership applications. We also received one new member from the Garage Sale for a total of 231 members.

Treasurer Report: Mr. Ewanowski was not available for this meeting.

Next meeting - Monday, June 3, 2024 at 6:30 pm via Zoom

Minutes respectfully submitted by Dana Russell



Justin Rundle <jdrundle926@gmail.com>

OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Tuttle, Meagan <MTuttle@cityofmadison.com>

Tue, Feb 17, 2026 at 6:00 PM

To: Justin Rundle <jdrundle926@gmail.com>

Cc: Madison Mayor <madisonmayor@cityofmadison.com>, "glazer.jeffrey@danecounty.gov" <glazer.jeffrey@danecounty.gov>, "Rep.Subeck" <Rep.Subeck@legis.wisconsin.gov>, "govinfo@wisconsin.gov" <govinfo@wisconsin.gov>, DCR <DCR@cityofmadison.com>

Hi Justin,

Replying to your emails from today on behalf of the Planning Division.

I understand from your messages below that you have an open case with DCR; they can provide any guidance related to your request to include Linda Horvath in that complaint. I also expect that you will receive outreach from the appropriate City Agencies regarding your question about how to file an Ethics Complaint. Those agencies will be best positioned to support your questions and those processes. I have removed Linda and other Planning Division staffers from this string as they do not administer those processes, but our office will help in any way we are needed as requested by the city agencies that do.

I am glad to see that the Planning Division's records custodian responded so promptly to your records inquiry and follow up request. It is my understanding that Linda followed up on the concerns you raised to the Planning Division about the association's board procedures and their progress on establishing them and your related inquiry about removing GTNA from listing on the city's website. It's important to note that the City ultimately does not control neighborhood organizations, but she did follow up on the concerns you shared with her in her capacity as a resource for community building activities.

For the most direct service from the City, please continue to direct information related to M.G.O. 39.03 complaints to the contacts you have been provided in DCR and when you have received information about Ethics Complaints process to those city contacts.

Best,

Meagan

**Meagan Tuttle, AICP** *(she, her, hers)*

Director, Planning Division

City of Madison Department of Planning &

Community & Economic Development

[215 Martin Luther King Jr. Blvd., Ste. 017](#)[Madison, Wisconsin 53703](#)

P: 608-266-5974

Email: mtuttle@cityofmadison.com

Web: <http://www.cityofmadison.com/dpced/planning/>

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Tuesday, February 17, 2026 3:59 PM
To: DCR <DCR@cityofmadison.com>
Cc: Madison Mayor <madisonmayor@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>; Zellers, Benjamin <BZellers@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; glazer.jeffrey@danecounty.gov; Rep.Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov
Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

You don't often get email from jdrundle926@gmail.com. [Learn why this is important](#)

DCR - I ask that you investigate the conduct of Linda Horvath as a civil rights violation under my M.G.O. 39.03 complaint (2026-0007).

Respectfully,

Justin Rundle

On Tue, Feb 17, 2026 at 3:52 PM Justin Rundle <jdrundle926@gmail.com> wrote:

Madison Mayor - May I please have information on how to submit a Madison General Ordinance 3.35 Ethics Complaint?

Justin Rundle

Case # 2026-0007

On Tue, Feb 17, 2026 at 3:47 PM Zellers, Benjamin <BZellers@cityofmadison.com> wrote:

Hello Justin –

There are no public records associated with the conversation you mention below that was referenced in the email chain.

- Ben

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Tuesday, February 17, 2026 1:14 PM

To: Zellers, Benjamin <BZellers@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>

Cc: DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; glazer.jeffrey@danecounty.gov; Rep.Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov

Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Hello Planning Division - What information did Jay Russell share via "talk" with Linda Horvath on October 17, 2025 when attempting to provide her "perspective", regarding this "situation", as noted on Page 28 of the attached?

Sincerely,

Justin Rundle

Case # 2026-0007

On Tue, Feb 17, 2026 at 12:52 PM Zellers, Benjamin <BZellers@cityofmadison.com> wrote:

Please see attached PDF for the records you requested. With that, the request is considered fulfilled.

If you have any future requests please feel free to reach out, ideally via the [records request portal](#).

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Monday, February 16, 2026 9:43 AM
To: Zellers, Benjamin <BZellers@cityofmadison.com>
Cc: DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>
Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Dear Ben - I request your assistance in fulfilling my request.

Respectfully,

Justin Rundle

On Mon, Feb 16, 2026 at 9:36 AM Zellers, Benjamin <BZellers@cityofmadison.com> wrote:

Hello Justin -

The City has a [Public Records Request Center website](#) for submitting requests. While submitting via the website is not a requirement for fulfilling a request, it can make fulfilling requests easier on both sides, as it allows easy referral by me to IT for an email records search and easy download of any records that may be found, especially if the total file size is more than tends to be allowed as an attachment by most email services. Would you consider using the Request Center? If that's not doable please let me know and I can still work on fulfilling your request. Thank you,

- Ben

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: Justin Rundle <jdrundle926@gmail.com>
Sent: Monday, February 16, 2026 7:33 AM
To: Firchow, Kevin <KFirchow@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: Zellers, Benjamin <BZellers@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>
Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Thank you Kevin.

Sincerely,

Justin Rundle

On Mon, Feb 16, 2026 at 7:19 AM Firchow, Kevin <KFirchow@cityofmadison.com> wrote:

Heather's response included Ben Zellers who is the Planning Division's current records custodian and I've also copied Meagan Tuttle, Planning Director. Ben will be working on the records request.

Thanks,
Kevin



Kevin Firchow, AICP (He/Him/His)
Principal Planner - Development Review & Plan
Implementation
City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Suite 017
PO Box 2985
Madison, Wisconsin 53701
kfirchow@cityofmadison.com
T: (608) 267-1150

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Sunday, February 15, 2026 6:03 PM

To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Zellers, Benjamin <BZellers@cityofmadison.com>

Cc: Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; DCR <DCR@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; glazer.jeffrey@danecounty.gov <glazer.jeffrey@danecounty.gov>; Rep. Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov <govinfo@wisconsin.gov>

Subject: Re: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

I look forward to hearing from your replacement.

Respectfully,

Justin Rundle

On Sun, Feb 15, 2026 at 6:00 PM Stouder, Heather <HStouder@cityofmadison.com> wrote:

Justin-

I've taken on a different role with the City outside of the Planning Division, but folks cc'd will be able to handle your request. Would you please remove me from future e-mails on this thread? Thanks!

Heather



Heather Stouder, AICP (*she, her, hers*)

Administrative Services Manager

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 130

Madison, Wisconsin 53703

Office: 608-261-5567

Email: hstouder@cityofmadison.com

Web: <http://www.cityofmadison.com/dpced/>

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Saturday, February 14, 2026 7:53 AM

To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>

Cc: Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>; DCR <DCR@cityofmadison.com>; glazer.jeffrey@danecounty.gov; Rep.Subeck <Rep.Subeck@legis.wisconsin.gov>; govinfo@wisconsin.gov; greentreeneighborhoodassoc@gmail.com; pres@gtna.org; Russmiez <russmiez@gmail.com>; Dave Ewanowski <david4009@gmail.com>; Mayo Ewanowski <mayoew@gmail.com>; Kathleen Batha <jvbatha@att.net>; Melissa Bennett <melissa.bennett.90@gmail.com>; Terrah&Frederick Clark <terrahandfrederick@gmail.com>; Gary Kobs <kobsgary1@yahoo.com>; Alex Kocher <alex.d.kocher@gmail.com>; rneal73@gmail.com; Trevor Olson <tjolson@uwalumni.com>; kathleen powers <katpow4040@gmail.com>; Helen Sheahan <helenswo15@gmail.com>; Liz Sidor <lizsidor94@gmail.com>; Wallace, Sheray <sheraywallace44@gmail.com>; Harrington-McKinney, Barbara <district20@cityofmadison.com>

Subject: OPEN RECORDS REQUEST - CITY OF MADISON PLANNING DIVISION - CASE # 2026-0007 Rundle v. Greentree Neighborhood Association

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Heather and Kevin - According to the attached record, Greentree Neighborhood Association "Leadership" had a discussion with City of Madison Department of Planning & Community & Economic Development Urban Planner Linda Horvath.

The attached record notes Linda had a "conversation" with a party now accused of violating City of Madison Civil Rights Laws (Madison General Ordinance 39.03), and State of Wisconsin Equal Rights Laws.

Therefore, As part of an Open Records Request, may I please have a copy of all email communications between Linda Horvath and the russmiez@gmail.com email address between June 30, 2025 and December 31, 2025?

Thank you,

Justin Rundle



Justin Rundle <jdrundle926@gmail.com>

Neighborhood Association Question

Horvath, Linda <LHorvath@cityofmadison.com>

Fri, Jan 23, 2026 at 1:00 PM

To: Justin Rundle <jdrundle926@gmail.com>, "Puerta, Angela" <APuerta@cityofmadison.com>, "Stouder, Heather" <HStouder@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>

Cc: "Kumar, Kristy" <KKumar@cityofmadison.com>, "Hoyt, Rebecca" <RHoyt@cityofmadison.com>

Hello Justin, when I spoke with GTNA leadership last October, I learned that the Board is working toward conducting elections in a democratic manner consistent with City recognition expectations. We do not put time limits on this work but certainly look forward to seeing how things progress and the changes that are made. As Angela noted below, no changes are recommended to City recognition of GTNA. Thank you, Linda

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Thursday, January 22, 2026 2:37 PM

To: Puerta, Angela <APuerta@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>

Cc: Kumar, Kristy <KKumar@cityofmadison.com>; Hoyt, Rebecca <RHoyt@cityofmadison.com>

Subject: Re: Neighborhood Association Question

Hi Angela - For full transparency, I have included City of Madison Civil Rights Division staff on this email, as I have formally filed a Madison General Ordinance 39.03 Housing Discrimination Complaint against the City of Madison Planning Division recognized neighborhood association, the Greentree Neighborhood Association (GTNA), EOC complaint 2026-0007.

Part of my complaint details the retaliation GTNA, and its Board has engaged in.

To make you aware, in February 2025, the GTNA Board noted in the Meeting Minutes:

Board News: Jane Sarafiny has resigned from the Board. The Board would like to thank Ms. Sarafiny for her many years of service in many capacities (2009 to 2025), most recently as Board President from 2013 to 2022. Mr. Russell will follow up with people who have expressed interest in joining the Board and present candidates in an upcoming meeting. It was suggested that we amend the Bylaws to define term dates for all board members. Currently Article VI, Section 1 of the Bylaws sets a two-year term for officers. There are no defined board member term lengths, nor any reference to a board member renewal date. Ms. Russell will put together a proposed amendment to the Bylaws making the term dates coincide with the Association membership dates and provide it for Board review.

In March 2025, the GTNA Board stated in Meeting Minutes:

Other items: Revising By-Laws with new term dates for Board Members. Ms. Russell reported that it was suggested that we amend the Bylaws to define term dates for all board members. Currently Article VI, Section 1 of the Bylaws sets a two-year term for officers. There are no defined board member term lengths, nor any reference to a board member renewal date. Ms. Russell will put together a proposed amendment to the Bylaws making the term dates coincide with

the Association membership dates and provide it for Board review. It was suggested that we spread out the board member renewal cycle throughout the year, perhaps add to meeting agendas for October, February, and June. Ms. Russell will distribute a draft of the amendment for review.

Since that time, no terms dates have been established through any mechanism. These GTNA Board Meeting Minutes establish evidence of persistent non-compliance with City suggestions for nearly one year. As of today, no individual from GTNA leadership has communicated any information to the membership that it is "working toward conducting elections in a democratic manner", as the City intends.

While I understand the City of Madison Planning Division does not regulate the City's Neighborhood Organizations Tips and Tools Guide standards, it is my understanding the City does recognize neighborhood organizations based on these standards. Allowing the GTNA Board a year-long "review period", while the Board simultaneously moved to a private appointment process in October and November of 2025, directly undermines the "democratic manner" suggestion set out in the Neighborhood Organizations Tips and Tools Guide.

If the GTNA Board has known about their governance deficiencies since February 2025, and has still not held a democratic election, or updated its bylaws by a week before the February 10th, 2026 grant deadline, will the City still consider them a "democratically elected" body eligible for public funds?

Justin Rundle

On Sat, Jan 17, 2026 at 10:27 PM Justin Rundle <jdrundle926@gmail.com> wrote:

Hello City of Madison - The response below from City staff notes they "spoke directly with the *Greentree Neighborhood Association* (GTNA) President".

May I please have the specific date "the conversation" referenced below between City of Madison Planning staff, and the Greentree Neighborhood Association (GTNA) President took place?

Respectfully,

Justin Rundle

On Wed, Jan 7, 2026 at 12:23 PM Puerta, Angela <APuerta@cityofmadison.com> wrote:

Good morning Justin,

The City of Madison does not regulate neighborhood organization policies or procedures, or compliance with state statutes. Our role is to provide guidance on best practices for running effective neighborhood organizations. Please

see page 5, "**Do Neighborhood Organizations Need to Have a Formal Structure?**" in our Neighborhood Organizations Tips and Tools Guide.

When concerns are raised, the Planning Division follows up with neighborhood association leadership to discuss the issues and provide advice. In this case, Linda spoke directly with the GTNA president. We understand that GTNA is currently reviewing its bylaws and policies, and that the board has communicated with you and is working to address your concerns.

Based on these conversations, we are satisfied that GTNA is working toward conducting elections in a democratic manner consistent with City recognition expectations. At this time, no change to GTNA's recognition status is warranted.

If you would like to discuss the City's role further, I am happy to talk by phone. Please let me know when I can call you and the best number to reach you.

Have a good day,

Angela Puerta



Angela Puerta, AICP (she/her/ella)

Urban Planner (Bilingual – Spanish)

City of Madison Department of Planning & Community & Economic Development

Neighborhood Planning, Preservation & Design Section

215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

P: 608-267-8649 **F:** 608-267-8739

Email: apuerta@cityofmadison.com

Web: www.cityofmadison.com/neighborhoods/

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Tuesday, January 6, 2026 10:19 PM

To: Horvath, Linda <LHorvath@cityofmadison.com>; Puerta, Angela <APuerta@cityofmadison.com>

Cc: Stouder, Heather <HStouder@cityofmadison.com>; Madison Mayor <madisonmayor@cityofmadison.com>

Subject: Re: Neighborhood Association Question

Hello Linda and Angela,

Following up on my inquiry regarding the City's democratic election standards for neighborhood associations, I am providing excerpts from a few 2025 Greentree Neighborhood Association (GTNA) Meeting Minutes to assist in your review of the association's current standing.

As documented in the attached minutes:

- April 2025: The Board decided that "no formal start or end dates (for board terms) need to be enforced", opting instead to simply "canvas" existing members. This appears to conflict with Wisconsin Statutes § 181.0805, which defaults at-large board member terms to one year, if bylaws are silent.
- October & November 2025: The GTNA Board approved a "New Board Member Selection Process", which is not part of the association's current bylaws, to appoint members through a 3-person "Selection Committee", rather than a general membership election.

Does the City of Madison consider a neighborhood association that has abandoned general membership elections in favor of a private, board-let appointment process to be in compliance with the "democratically elected" requirement for official city recognition?

Please note, I am sharing this to ensure the Planning Division has a clear record of GTNA's governance changes as we move into the 2026 grant, and election cycle.

Regards,

Justin Rundle

•

On Sat, Dec 27, 2025 at 9:21 PM Justin Rundle <jdrundle926@gmail.com> wrote:

Resending with attachments.

On Sat, Dec 27, 2025 at 9:20 PM Justin Rundle <jdrundle926@gmail.com> wrote:

Hello Linda and Angela - As a dues-paying member, I have concerns about the Greentree Neighborhood Association (GTNA) in Madison, WI, and I am seeking your input.

On page 3 of the attached "How to Start a Neighborhood Association in Madison.pdf"...there is a bullet point which states "*The Neighborhood Association should have a Board of Directors and/or Officers democratically elected by its general membership.*"

On page 2, under Article V, Section 3 of the attached "GTNA By-Laws Revised April 2023.pdf" document, the Greentree Neighborhood Association of Madison, WI, regarding "Board Member" selection, states: "*Vacancies may be filled by appointment by the Board.*".

Does the GTNA By-law of "*Vacancies may be filled by appointment by the Board.*"...conflict with the City of Madison Planning Division's requirements for neighborhood association official recognition?

Does the City of Madison consider a neighborhood association that exclusively uses "board-only appointments" to select new members of the Board in compliance for neighborhood association official recognition by the city?

Thank you,

Justin Rundle

1030 Friar Ln, Madison, WI 53711

On Thu, Oct 16, 2025 at 1:54 PM Horvath, Linda <LHorvath@cityofmadison.com> wrote:

Hello Justin, thank you for bringing this to our attention. We will look into it, including reaching out to neighborhood association leadership.

Thank you,

Linda



Linda Horvath, AICP (she/her/hers)

Urban Planner
Planning Division, Neighborhood Planning, Preservation and Design
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017
P.O. Box 2985
Madison, WI 53701-2985
Phone: 608-267-1131

Web: www.cityofmadison.com/neighborhoods/
My Account: <https://my.cityofmadison.com/>
Sign up for Neighborhood News, Grant, and Training Alerts

From: Justin Rundle <jdrundle926@gmail.com>

Sent: Monday, October 13, 2025 8:34 AM

To: jstroick@cityofmadison.com

Cc: Zellers, Benjamin <BZellers@cityofmadison.com>; Martin, Urvashi <UMartin@cityofmadison.com>; Horvath, Linda <LHorvath@cityofmadison.com>; Pres@gtna.org

Subject: Neighborhood Association Question

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello, What is the process for removing a Neighborhood Association officially recognized by the City of Madison?

The reason for removing the officially recognized City of Madison Neighborhood Association would be because the Neighborhood Association Board of Directors and/or Officers is not upholding the standard of conducting democratically elected elections by its general membership.

What evidence is required for removal?

Justin Rundle