

Our Uniqueness, Convenience, Character,
Education, and Potential can be yours.

For more information:

Call Investment Services, Inc., Phil Engen Realty or the Marquette Neighborhood Association now for additional information. They are equipped to show you *actual* examples of attractive renovated neighborhood homes. They also have exciting slides from this area which show differing architectural and interior modification. Examine the current listings of homes and income property available in the Marquette district. Investment Services and Engen Realty have salesmen who have taken a personal interest in the Marquette Neighborhood because of living or owning real estate there.

**Marquette Neighborhood
Association Members:**

Dick and Judy Guyot
936 Jenifer Street
256-8080

Bill and Connie Thompson
1221 Rutledge Street
255-5037

Fred and Jill Hiestand
1245 Morrison Court
255-8006

Investment Services, Inc.
251-3111

125 W. Doty St.
Madison, WI 53703

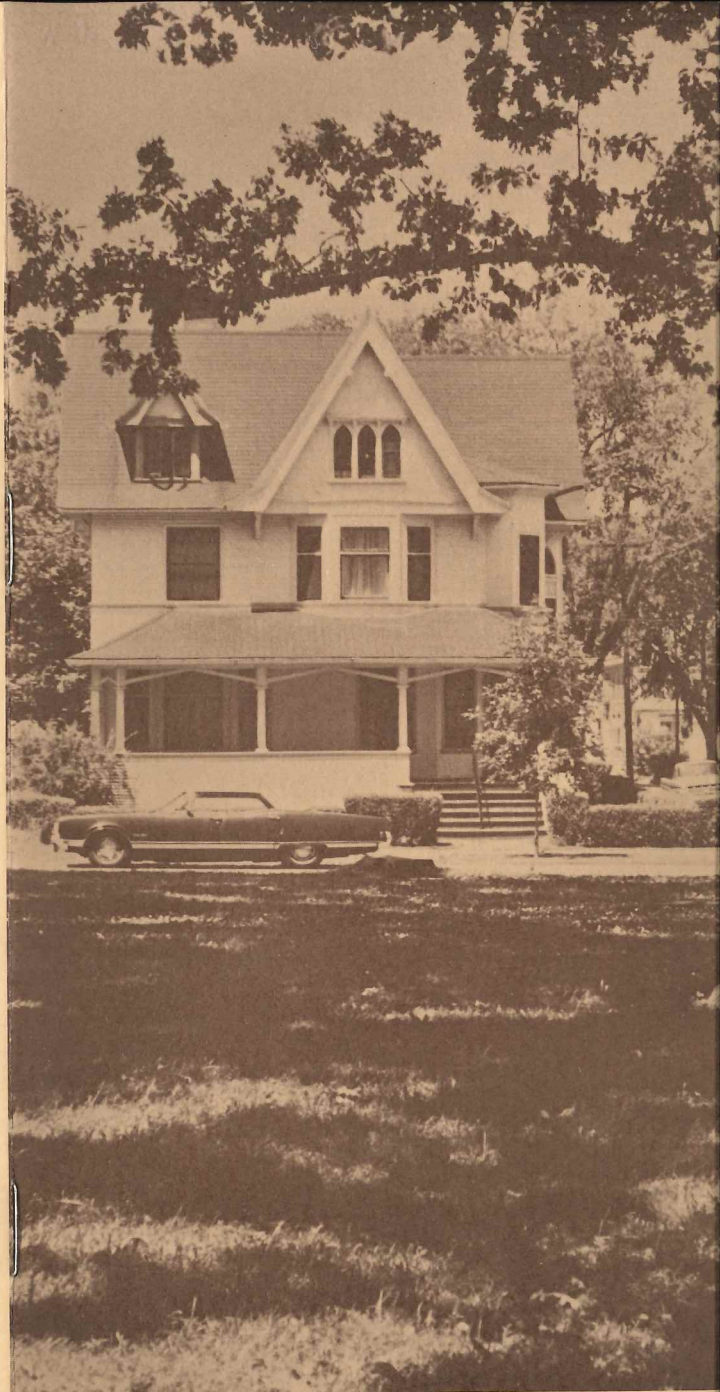
*Real Estate
Investment Planning*



Phil Engen Realty
249-7648
2201 Winnebago Street
Madison, WI 53704

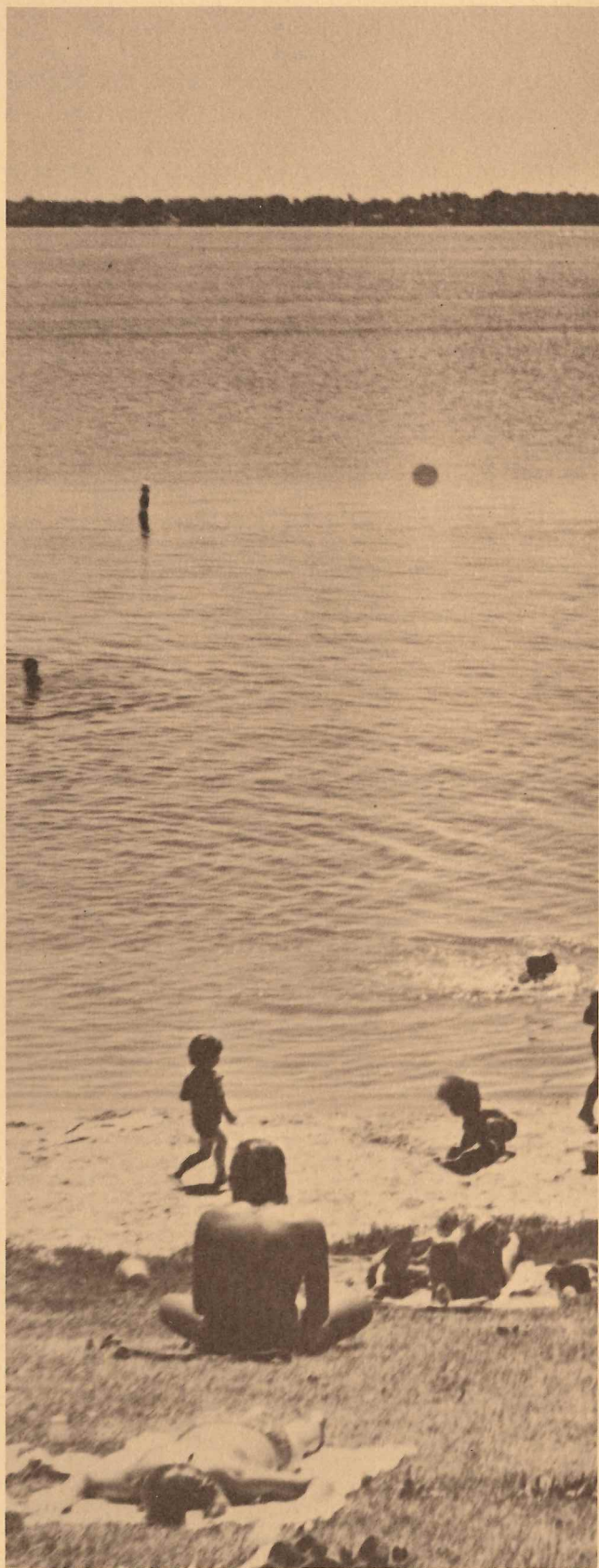


Investment Services, Inc., and Phil Engen Realty have provided assistance and financial help in preparation of this brochure. The Marquette Neighborhood Association thanks Investment Services, Inc., and Phil Engen Realty for their aid.



Marquette Neighborhood

where yesterday is being preserved for tomorrow



Convenience

No other neighborhood offers more convenience.

Adjoining Lake Monona with swimming and sunning beaches, fishing pier, and 15,000 feet of water access.

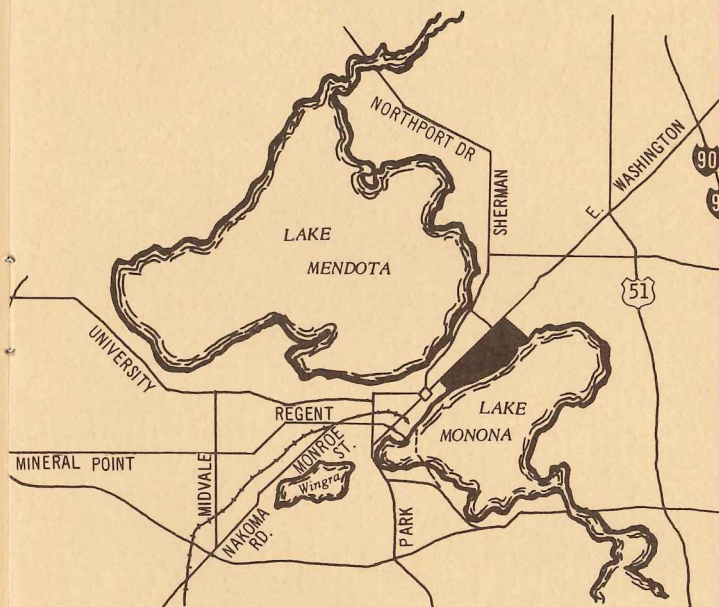
6 blocks to the Capitol Square.

12 blocks to the University.

Next door to neighborhood shopping and services.

That's convenience.

Now you know one of the reasons why walking is so popular in our neighborhood. It's the healthful, intelligent, and safe thing to do. But most of all it's convenient.



Education

According to conventional wisdom, central city schools are supposed to be educationally inferior. This may be true in many large cities around the country, but it is certainly not the case at Marquette.

Marquette Elementary School pupils enjoy smaller-than-average class sizes and, thus, more personalized instruction. Teacher aides are used to free teachers from burdensome, non-teaching duties. Marquette has an integrated teaching staff and was one of three schools to participate in a special University of Wisconsin intern program.

Marquette is one of two schools in the city to use the highly successful Initial Teaching Alphabet (ITA) pioneered in England and used extensively in the eastern United States. For years this school has been a quiet leader in sex education programs and environmental education programs. Few schools offer such an ideal setting for nature study.

Marquette pupils include children of all races, creeds, and colors, thereby providing your child with a much richer and more responsible educational experience.



Character

In our homes:

Many homes have leaded or stained glass windows.

Many have fancy woodwork, bannisters, and the like.

Many have big porches — and, best of all, porch swings. The Marquette Neighborhood is one of the few areas which hasn't turned its back on the front porch.

Many homes have turrets, parlors, and Victorian scrollwork.

In our water resources:

The neighborhood bird watchers recently identified 24 different species of waterfowl during a spring migration.

Each year the University of Wisconsin crew spends hours skimming along the water in sleek shells along the Lake Monona shoreline. From the finish line at Lakeshore Park you can watch the UW crew take on the best eastern universities.

What other neighborhood can offer so many fishing spots for children (and their fathers) who like to catch bluegills, sunfish, perch, crappies, bass, bullheads, and even walleyes and northerns?

In our people:

A growing child needs many experiences and contact with a wide range of human beings and that is exactly what we offer. Our neighborhood is one of the few remaining areas where one can have neighborhood contact with rich and poor, young and old, black, yellow, red and white.

Is it any wonder that the Marquette Neighborhood is the most photographed neighborhood in the city? But don't take our word for it. Examine our scrapbook of newspaper clippings entitled "A Neighborhood for all Seasons." Your realtor can arrange for you to see it.



Potential

As a prospective resident of our neighborhood you will naturally want to know if the value of your home is likely to increase as time passes. The answer lies with the people of the neighborhood. The Marquette Neighborhood is fortunate in having dozens of capable, committed and hard working citizens who would rather fight than flee, who share a vision about the future of the neighborhood, and who realize that better neighborhoods will be created when residents care enough.



Because of our neighborhood spirit and our strong sense of direction and purpose, we are confident that people will continue to make the difference.

Concerned and dedicated Marquette Neighborhood people have worked together: to keep the Marquette Elementary School open and excellent, to remove non-local traffic from 100% residential streets, to create new zoning regulations which intensify the family character of the neighborhood and encourage remodeling and new construction, and to accelerate neighborhood improvement through federal grants or improvement loans at especially favorable loan interest rates.

The end result of Marquette Neighborhood people working together on programs like these is to increase the value of their homes. Does this sound like your kind of neighborhood?

