



# Regent Neighborhood

ASSOCIATION

July 2021 Newsletter | [regentneighborhood.org](http://regentneighborhood.org)

## Remembering the RNA Fourth of July Festival, Returning in 2022

by **George Hall, long-time festival “head honcho”**



*George Hall*

I’m not sure when this iconic neighborhood festival started, but it was well-established when my wife Joan and I moved to Regent Street in 1976. An amazing event, it even has attracted neighbors who have moved away. When I was festival organizer in the '90s, I quickly learned that although it was a huge undertaking, neighbors

always rose to the tasks. Even with thunderstorms in the morning, we knew that around 500 neighbors would gather and the parade happen regardless.

Lots of work went on behind the scenes, as volunteers were recruited and city permits obtained (including a tavern license for the beer garden, until liability insurance coverage became prohibitive). Closing streets for the parade route required canvassing homeowners for their permission. Ron Rosner and I, often in my truck, picked up street barriers and put them in place; we borrowed chairs and folding tables from Cress Funeral Home or the InnTowner, along with a large

*(continued on page 4)*



*The 2005 RNA 4th of July Festival parade led by Joe Heggstad, former owner of the Regent Market. Photo: P.T. McMahon*

**Renew Your RNA Membership and contribute to the RNA West High Scholarship Fund with the enclosed form or online. (See back page.)**



## Regent Neighborhood ASSOCIATION

**Regent Neighborhood Association**  
**P.O. Box 5655**  
**Madison, WI 53705**

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jonmiskowski@gmail.com

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*Secretary / UW Relations*  
mary.czyszczaklyne@wisc.edu

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steve\_scheller@yahoo.com

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shivabidar@tds.com

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dominic@the608team.com

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*School Relations Chair*  
ellie@the608team.com

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*Newsletter Editor*  
rlhess@wisc.edu

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sgjones2@wisc.edu

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danocallaghan@gmail.com

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jess.osiecki@gmail.com

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capeters53@gmail.com

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rosner7@charter.net

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SustainableRNA@gmail.com

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*Graphic Design by Mary Sarnowski*

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## A Note from the President

Let me ask you to mark your calendar for July 4, 2022 at the West High Field for the RNA's 4th of July Festival. That's more than a year away but I'm looking forward to relighting our wonderful neighborhood tradition. Thanks to George Hall and the thousands who have made this such a wonderful family and neighborhood tradition. See you next year.

Thank you to UW-Madison Professor Dr. Paige Glotzer and to Madison Planning Director Matt Wachter for presenting at our May meeting on the history of housing discrimination and the current challenges of affordable housing. For anyone interested in learning more, find Dr. Glotzer's book *How the Suburbs Were Segregated* (Columbia University Press, 2020). She also recommended the research and writing of Keeanga-Yamahtta Taylor including her book *Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership* (University of North Carolina Press, 2019).

This year the RNA was pleased to award \$2,500 scholarships to Yara Al-Rayyan and Nadia Valdez supporting their education and recognizing these West High students for their commitment to diversity, academics, and community engagement. Thanks to the neighbors who contributed last year. Please support worthy students by including a contribution to the RNA Scholarship along with your annual RNA membership using the enclosed membership form or our online option. See the back page of this issue for more information about that.

Thanks, neighbors.

— Jon



*RNA Board President*  
*Jon Miskowski*

## Upcoming RNA Board Meetings

• **August 23, 2021** • **September 27, 2021**

The RNA Board meets on the fourth Monday of each month via Zoom until further notice. Zoom meeting information will be posted on the RNA listserv the day before the meeting. These meetings are open to the general public. Agenda items are solicited through the RNA listserv or can be emailed to jonmiskowski@gmail.com.

## Join the RNA Google Group —

[groups.google.com/group/regentneighborhoodassn](https://groups.google.com/group/regentneighborhoodassn)

## Ways of Seeing—Neighbors Sound Off on "SHIFT"

The neighborhood's first piece of public art, a joint project of the UW's Environmental Design Lab, the City of Madison, the Regent Neighborhood Association, and 1000 Friends of Wisconsin has been installed in the Highland Avenue underpass after several years of planning and fund-raising. Julia Schilling, who designed the twin 70-foot-long perforated weathered-steel accordion panels, called "SHIFT," hoped the installation would contribute to a more attractive and safe neighborhood corridor.

Now that it's up, what are we to make of it? How do works of art affect us and our neighborhood? We asked some neighbors—Chuck Bauer, a local artist with degrees in art history and studio art, who co-owned The Soap Opera on State Street with husband Chuck Beckwith for nearly 50 years; and Rebecca Michels, also an artist.

### **Charles Bauer, [ctbauer.com](http://ctbauer.com), [ctbauer@tds.net](mailto:ctbauer@tds.net)**

Public art is always a deal with the Devil. Too strong ("Tilted Arc", "Nails' Tales", etc.) and open-minded, it goes out the window. Too weak ("Philosopher's Grove"), it's simply ignored, or even abused.\*

One way out is to use art to solve a problem, humanize a space, make the generic memorable.

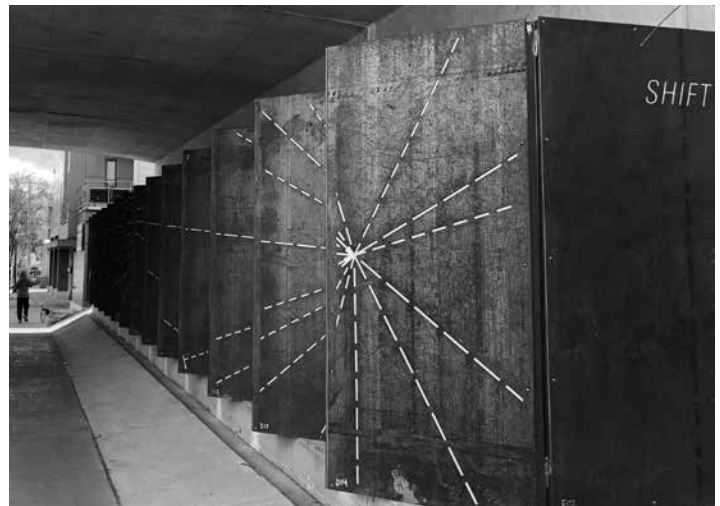
Our neighborhood's new Highland Avenue underpass work, Julia Schilling's "SHIFT", succeeds on all these counts.

I have visited "SHIFT" four times: two by day, two by night, once each in a car and once each on foot. "SHIFT" ranges from practically invisible to powerfully engaging. It is neither too strong nor too weak, but offers a range of experience depending on speed, and proximity. It shifts as both the day and the viewer move.

Add to that, "SHIFT" solves a problem. Nearby UW and V.A. hospitals host employee-pedestrian traffic 24-7, much of it through this underpass. A trip through this tunnel, especially on foot, is noisy and unpleasant by day, lonely and fearsome by night. "SHIFT" offers a welcome relief because it moves, changes, shifts, and quietly and easily plays with both planes and with sparkle. It dispenses both warm and cool light, with both sharp and washing illumination, and offers more detail with each viewing.

"SHIFT" is neither too heavy-handed, nor too lightweight. It is "just right."

\* "Tilted Arc," by Richard Serra, was a controversial 120-foot plate of rust-covered steel in Lower Manhattan, removed by the City in 1989; "Nails' Tales," a 50-foot concrete obelisk by Donald Lipski, at Regent



*Looking south along the Highland Avenue underpass.*

*Street and Breese Terrace, was moved into storage, pending relocation, in 2019 after 15 years at the site; Jill Sebastian's granite and bronze stones at the "Philosopher's Grove," State and West Mifflin Streets, were dismantled in 2015 after City of Madison police complained of continuing behavior problems there.*

### **Rebecca Michels**

The beauty of the Midwest comes alive at springtime. Lush greenery everywhere is a soft shock to the system after an interminable winter. A system that's been grayed, deprived, iced-over and shuttered inside. But nature is not the only way to jolt our own ecosystems into recognition.

A small planet-sized cherry sitting on the tip of a reclining spoon, the length of a building, cannot help but put a smile on your face, especially if you live in Minneapolis. An arc of tilted steel was either an imposition, a detour on your way to work in Lower Manhattan in the 1980s, or...an intellectual provocation, maybe even an opportunity to turn inward, for just a few moments, as your body moved along the COR-TEN steel plane in time and space. Murals and sidewalk art, especially during the pandemic, abound in many, if not most neighborhoods these days. You don't need to lay claim to a Claes Oldenburg and Coosje van Bruggen ("Spoonbridge and Cherry"), or a Richard Serra ("Tilted Arc") to know public art.

One day, you are walking or driving through the underpass on Highland Avenue. It is a constellation in steel. A guide through and into the portal of our own imaginations. And the cherry on top, at nighttime, glows...brightly. ■



## Alder Report—District 5

Dane County is, as I'm sure you've heard, at the forefront of vaccinations in the country. But we still have work to do, particularly among our Black and Hispanic communities, and of course, children under 12 are not yet eligible for vaccines. The June 2 lifting of all public health orders around COVID-19 should send a sense of normalcy back to most of us, but please understand that people will continue to make different choices around masking, engagement in social activities, and visiting businesses depending on their own health concerns and those of their loved ones. I hope we can all support one another in making the choices that are best for us.

The pandemic afforded new opportunities for the City to help our community's businesses. For example, Madison's Streatery program provided a streamlined administrative approval process for restaurants and taverns to expand outdoor dining onto public sidewalks, on-street parking areas, or in privately-owned parking lots. Many of our local businesses are taking full advantage of this program, so if you are



Alder Regina Vidaver  
Photo: Jeanine Schneider

## Fourth of July *(continued from page 1)*

tent so that the Rag Tag Band, led for decades by Margaret Stedman could play in the shade. For the box maze, organized by Karen Cornwell, TV Lenny's was the source for truckloads of appliance boxes; a crew including Nancy Webster, Ronnie Hess and Sandra Isle located a boom box and staked out the area for the cakewalk, to which neighbors reliably brought red-white-and-blue decorated treats; others set up games with prizes; and a stalwart crew of chefs (including a Randall School Boy Scout troop and the irrepressible Jim Mapp, complete with chef's hat) got the grills going and cooked brats for what seemed like a crowd of thousands; others sold soft drinks, staffed the RNA membership table, and sold tickets for games and food.

The festival opened at high noon, with the parade of tots and toddlers accompanied by parents, as well as older kids, on gaily-decorated wagons, scooters, and bikes: picture red, white, and blue crepe paper threaded through the wheels, playing cards attached to spokes to make that satisfying click, and bells and horns on the handlebars. People marched to the

comfortable doing so, I encourage you to enjoy the outdoor dining and entertainment options around us. There is also a new opportunity for Streatery businesses to provide amplified outdoor music and performances on Thursdays until 8pm, and Fridays and Saturdays until 9pm. Again, this is an effort to boost the community's enjoyment of our local businesses in outdoor settings.

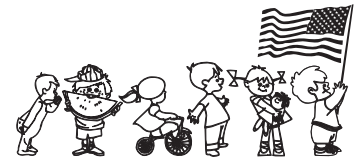
Another new initiative involves allowing pop-up shops in currently vacant storefronts. Pop-up retail allows businesses to test product ideas without incurring high rental costs and long-term lease commitments, which can especially help open doors for historically marginalized entrepreneurs. The first pop-up shops are planned for State Street. Watch for these and frequent them as you are able, as these could become your next favorite business!

There are so many wonderful opportunities to engage with your community this spring and summer, including farmers' markets, the return of Concerts on the Square (at Breese Stevens Field), Opera in the Park, the Art Fair on the Square (moved to September) and so many more!

Questions? Concerns? Comments? Email me at [District5@CityofMadison.com](mailto:District5@CityofMadison.com) or call 608-616-0669.

Best wishes,

Regina Vidaver ■



music of the Rag Tag band, occasionally led by a fire engine and politicians (former Mayors Paul Soglin and Dave Cieslewicz, and Alder Robbie Webber who all lived in the 'hood).

For the finale, there was always the egg toss: starting close together, partners threw a raw egg to one another, moving further apart after each toss, hoping to be the last pair with an unbroken egg and a clean tee-shirt!

There are too many loyal helpers to name, but I must give a shout-out to Joe Heggstad, then-owner of the Regent Market and from whom we ordered the food. (Joe also donated the dozens of eggs that ended up broken on the playing field.) Pat Machovec, owner of the old Mike's Liquors, helped furnish soft drinks and beer.

How did the day frequently end for me? Sitting in the shade with the cleanup crew before going to Shorewood to enjoy the fireworks on the golf course. Kudos to my successor managers of the current festival. Neighbors, don't be shy when they recruit volunteers in 2022! ■

## Dane County Board Report—District 10

I hope this edition of the Regent Neighborhood Association Newsletter finds you and your family safe and healthy. The Dane County Board continues to meet virtually, something that I hope may end this summer, as Dane County leads the country for shots in arms.

Citing the impact that the COVID-19 pandemic has had on the local artist community, the Dane Arts Need Grant Program, which was established in 2020 with \$100,000 in CARES Act funds, offered grants of up to \$500 to support local artists. A resolution, recently passed, would add \$1 million to this program. These funds will come from Dane County's American Rescue Plan allocation. The program is administered by Dane Arts and will provide financial support for working artists in Dane County. The program will now award \$2,500 grants to eligible working artists. The application guidelines are available on the Dane Arts website. Applications will be reviewed by a five-member committee, including three members of the Cultural Affairs Commission and two community members.

Additionally, the Board provided \$15 million in support for local businesses through a contract with Dane Buy Local. The American Rescue Plan, approved by Congress and signed by President Biden earlier this year, provided \$106 million to Dane County for responding to the pandemic. The Board authorized a contract with Dane Buy Local Foundation, Inc. for an emergency small business grant program. In 2020, Dane Buy Local Foundation, Inc. provided this service following Dane County's first federal CARES allocation, administering an over \$10 million emergency small business grant program



*Supervisor Jeremy Levin*

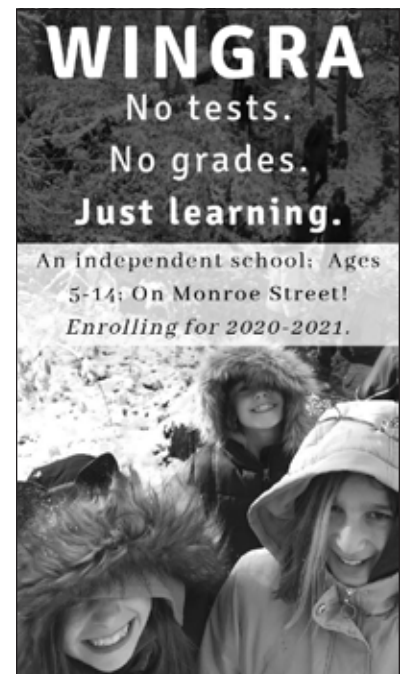
that awarded funds to over 2,500 local businesses.

County Executive Joe Parisi is seeking to appoint me to the County's Airport Commission. Unfortunately, this appointment has been blocked by a small minority of Supervisors on the Board, given my support for Dane County bedding-down the new F35A Squadron at Truax Air Field, and maintaining the 115th Fighter Wing of the Air National Guard. I actually believe that I am the only Supervisor who has voted twice against 2019 Resolution 548 (opposing the siting of F35A Squadron at Truax Air Field) as this resolution has come up before the Environment, Agriculture & Natural Resources Committee two different times.

I support and appreciate the services the 115th Fighter Wing of the Air National Guard provides the Dane County Regional Airport, our residents and our country. I also support these families and all the contributions to making Dane County a great place to live, such as the support given by the Guard to the Alliant Energy Center test site during the COVID pandemic.

Should you or your family have an interest in specific Dane County projects or initiatives, please contact me at levin.jeremy@countyofdane.com or call me at 608.577.9335.

Jeremy Levin ■



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## A Message From Representative Shelia Stubbs

Thank you again to the members of the Regent Neighborhood Association for giving me the opportunity to contribute to this newsletter. It is always a pleasure to share my work with the constituents of the 77th Assembly District.

This spring, Representative Jim Steineke (R-5th Assembly District, Majority Leader) and I, as co-Chairs of the Speakers Taskforce on Racial Disparities, unveiled legislation that would implement recommendations of the Subcommittee on Law Enforcement Policies and Standards. These recommendations promote accountability and transparency, and will heal the divide between law enforcement and the community.

Among these pieces of legislation was an amendment to Assembly Bill 190, which will allow the Law Enforcement Standards Board to decertify officers that are convicted on a domestic violence charge. In addition, this amendment allows for decertification if an officer resigns in lieu of termination, or is terminated for just cause. This bill was passed out of the Assembly Committee on Criminal Justice and Public Safety with our amendment.



*Representative  
Shelia Stubbs*

We also introduced an amendment to Assembly Bill 134 to ensure that chokeholds that cut off blood flow are not authorized in any use of force policy in the State of Wisconsin. This bill received a public hearing in the Assembly Committee on Government Accountability and Oversight on May 18th, and, at this writing, is now ready to be passed out of committee at the next Executive Session.

In addition, we introduced Assembly Bills 332 and 333 which will mandate and fund crisis intervention training for law enforcement officers. We also unveiled Assembly Bill 334 which will mandate drug testing of officers that are involved in critical incidents, and Assembly Bill 331 which will mandate law enforcement recruits to undergo a psychological examination before being hired by an agency. These important measures of accountability and investment in better training will help shape our communities for the better.

I am proud to say that these pieces of legislation have bipartisan support in both houses, meaning they have a good chance of becoming law in Wisconsin. As the co-Chair of the Speakers Taskforce on Racial Disparities, I saw law enforcement experts, community leaders, and leaders in the faith community come together and work out real, practical reforms that will benefit the community, and hold the profession of law enforcement to a higher standard. ■



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## Greetings from Blessed Sacrament School!

2020–2021 is now complete! We all can agree, it was a year for the history books. At Blessed Sacrament School (BSS), the teachers and staff continued to impress as they navigated what seemed to be never-ending changes. Our sincere gratitude goes to the teachers and staff who have made it possible for the school to be open and for students to attend class in person since the beginning of the school year.

The end of the year is looking more like summer and we are excited that one of our favorite annual events took place this year. BSS Gallery night is an annual event each May and this year it was held outside. There were two food trucks and many beautiful art pieces surrounding the school. The kids were able to make bookmarks, sun catchers, birdseed ornaments and other fun summer crafts. New this year, each class created a mini shadowbox of every sculpture to be auctioned off at the event. It was a wonderful way to see all the creativity. Gallery night was the first night in over a year, where our community could come together and enjoy each other's company. It has made us eager for next year and the events we hope to enjoy, together, as a community.

At BSS our motto is "Love Never Fails", and that is what turned a turbulent year into a great one.

Enrollment is now open for 2021–2022. For more information, please contact the school office at (608) 233-6155 or visit [school.blsacrament.org](http://school.blsacrament.org).

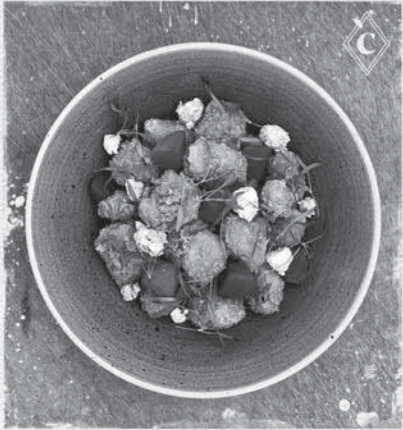
September Liller, Business Office ■



*A variety of ornaments and crafts on display at Blessed Sacrament School Gallery Night.*

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## Happy Summer from Franklin Elementary!

We had an amazing end to our school year and, despite the ups and downs, finished strong! We are already planning for the fall and for welcoming all of our Franklin Falcons back to our nest. Here are some highlights from the last quarter:

- Our students engaged in amazing hands-on science lessons studying the night sky, properties of glue, and plants!
- We celebrated Spirit Week together with Rainbow Day, Wear-A-Word Day, Backwards Day, and Franklin Pride Day!
- We celebrated our teachers and nursing staff during Teacher and Nurse Appreciation Week, and were spoiled by our Franklin-Randall PTO!
- Our Kindergarten Team sent out a virtual Kindergarten Orientation to welcome families and students to our school for the fall.
- We celebrated the end of the year with our Franklin Farewell including all of our Zoomies and Roomies together.

We look forward to sharing back-to-school news from Franklin in the fall. For continuous updates, follow Franklin Elementary on Facebook or Instagram!

Sylla Zarov, Principal ■



*Franklin students work on a project outdoors.*

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## Greetings from Randall!

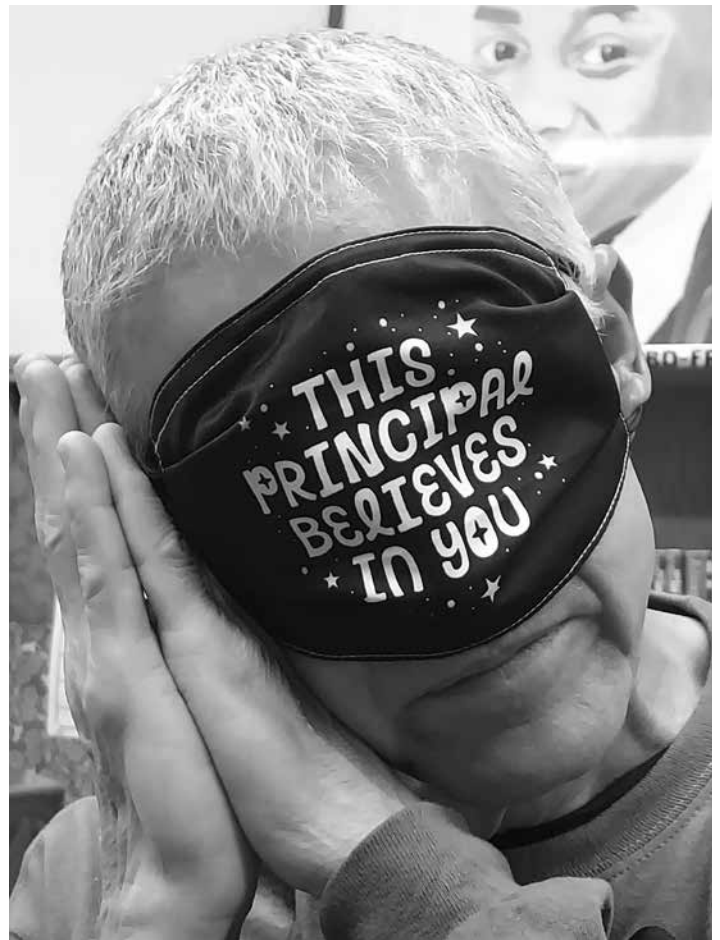
I recently hung a bird feeder outside our Kendall Avenue windows, hoping to add some entertainment to my wife's morning coffee ritual. Throngs of sparrows accepted the invitation. With limited room at their table, an unsettling pecking order emerged. I opted to replace the mixed treat with sunflower seeds in an effort to attract songbirds rather than pugilists.

I particularly relate to cardinals. They seem to be the first to rise and the last to go to bed, hence the black circles under their eyes. I greet the day with them, but retire before they do. I haven't worked out burning the sun at both ends. In my early adulthood, I stayed up more often for sunrises than awakened to them. That has all changed. I have adopted the early to bed, early to rise ethic—feeling healthy, but awaiting wealthy and wise.

With the summer sun reigning in the evening sky, I find it difficult to call it a day. Blinds, thick curtains and other devices assist in closing out the light. With the room void of illumination, I am met by a rush of images vying for space in my mind. At times these visages mimic the sparrows at the feeder, but I choose the ways of the cardinal, beginning with a song. Unlike Ringo, I can tell you what I see when I turn out the light. I see my grandchildren and my students, and I know they're mine.

On one of our final school days, an anxious child disclosed some of her fears to me amidst the peace of the Randall garden. I shared my childhood history of struggling with darkness. She said, "I'm not afraid of the dark. I'm afraid of what's in it." A scene from Star Wars came back to me. Luke Skywalker was led to an ominous cave by Yoda. Luke asked, "What's in there?" Yoda advised, "Only what you take with you."

These days, like most folks, I take a lot to bed in my head. Then morning brings a strong cup of courage and a brisk swim before heading to Shorewood



*Randall principal John Wallace repurposes his PPE.*

summer school. As the students enter the doorway, I see in their eyes a host of emotions. When our glances meet, I sense their comfort and security in having me with them. Mine is the joy of knowing I am giving to them what they give to me.

Go Raccoons!

John ■



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## West High School Report—

At the end of the school year, a third of our students, on any given day, were attending, in-person. Truly, from my heart, your kids are just great. This year has been a constant series of changes—bell schedules, new technologies, new systems to navigate—and yet West students were, as they always are, resilient, funny and smart.

Plans at the end of May (at this writing) were for in-person graduation for the Class of 2021 Friday, June 11, at Mansfield Stadium (where we play football); with admission limited to family and with COVID mitigation strategies in effect. As we move closer to post-pandemic life, we were grateful to be able to celebrate in this way.

As you may know, West High School is in the middle of a capital campaign alongside the vision of bringing West into a state-of-the-art 21st century educational environment. This move was enabled by the \$70.2 million funding provided by the 2020 High School Capital Referendum. The referendum drawings for the school were amazing—but plans did not completely address the needs of our instructional, competitive and recreational athletic spaces, nor address the creation of an atrium (where the courtyard is) or the creation of a digital design studio. Here's the campaign website if you are interested in learning more: [campaignformadisonwest.com/links](https://campaignformadisonwest.com/links)



Karen Boran, West High School Principal

Consider joining the fundraising team. You can contact me at [kboran@madison.k12.wi.us](mailto:kboran@madison.k12.wi.us)

To prepare for construction in the late spring of 2022, West will be closed for the summer of 2021 for asbestos abatement. Summer school options will include limited face-to-face instruction at Jefferson Middle School and on-line options.

Thank you all for your support over the past months. It's been quite a ride. — Karen ■

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## What I'm Reading—Beth O'Callaghan

Hello Neighbors! I am excited to share what I have been reading lately. Books are a constant in my life. As an educator and academic researcher, community volunteer, book club member, and mother to four school-aged readers, my reading habits definitely reflect my varied interests.



Beth O'Callaghan

While I always have a fiction novel by my bedside for evenings, I am usually reading many books at the same time during the day. For example, I am currently reading *Ebony & Ivy* by Craig Steven Wilder, *Vintage Knitting Patterns* by Nancy Bush, *Caste* by Isabel Wilkerson, *White Kids* by Margaret Hagerman, and *Decolonizing Wealth* by Edgar Villanueva.

I periodically teach about the history of the American higher education system and Wilder's book is a comprehensive history of race, slavery, and America's universities. My daughters gave me Bush's book for Mother's Day. Knitting is my first hobby, and they thought I would enjoy learning the history behind sock patterns from the late 1800s. I am also a board member for the Foundation for Madison's Public Schools and am reading the Wilkerson, Hagerman, and Villanueva books to deepen my understanding

of the intersections between race, wealth, privilege, education, and philanthropy.

I also like to "go deep" with my reading, and will often focus on a variety of authors from a specific culture or books on a specific topic. For example, I am a registered member of the Cherokee Nation and have a sustained interest in literature by, for, and about Native American indigenous communities. Recent reads include *Braiding Sweetgrass* by Robin Wall Kimmerer; *There There* by Tommy Orange; *Oak Flat: A Fight for Sacred Land* by Lauren Redniss; *Killers of the Flower Moon* by David Grann; *Empire of Wild* by Cherie Dimaline, and *The Night Watchman* by Louise Erdrich.

And those fiction books by my nightstand? The last three were *The Vanishing Half* by Brit Bennett; *Hamnet* by Maggie O'Farrell; and *Magic Lessons* by Alice Hoffman. Interestingly, Bennett and O'Farrell's books both feature twins and my oldest daughters are identical twins.

I give a lot of credit to the amazing women in my book club for keeping me current with fun and interesting books. A few of us have been together for almost ten years and our list of books numbers almost 90. I am the unofficial secretary and have a wonderful list of books and authors if anyone is looking for some inspiration. Drop me a line at [bethmocallaghan@gmail.com](mailto:bethmocallaghan@gmail.com) if you ever want to chat books! ■



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# This Old House—Restoring and Renovating a Century-Old Gem

by Greg Reed and Michael Zorich

After relocating to Madison from New York City in 2018, we rented while house hunting. We looked at everything—condos, townhomes, and single-family houses—modern, mid-century, and historic. One wintry day, Greg spotted a “For Sale” sign on a house on Chadbourne Avenue. We returned, trudging through snow and ice, to peer into windows to examine the interior. We knew in that moment we had found a very special house. We like to say the house found us.

1718 Chadbourne Avenue was meticulously built in 1916 by Arthur and Elizabeth Lockard. They used some of the finest materials available including Brazilian mahogany wall paneling, custom built-in cabinetry with leaded glass, and commercial-grade ceiling fixtures and wall sconces. Nearly every architectural element remained intact when Mrs. Lockard sold the house in 1963 to Earl and Thelma Espeseth. In turn, the couple maintained and preserved the house for over 50 years. But it needed work.

As third owners, we embarked on a restoration and renovation “ride” full of surprises, setbacks, and successes while completely updating and expanding the original house. All of the episodes we had watched of *This Old House* and HGTV came in handy after all!

The first step was finding the right architect. Greg called his friend Jeannie Kowing of Jeannie Kowing Design. Coincidentally, Jeannie had grown up in a house across the street and had played in the Espeseth house and yard. She knew the property intimately and was the ideal architect-designer to help update and transform the house.

Designs for an addition followed with approvals from the Madison Landmarks Commission and State Historic Preservation Office. The search for a construction company moved along rapidly, with the goal of conserving the original interior and exterior finishes. Christensen Construction and many local artisans started the transformation in September 2019 while we took on every job we were capable of, including removing century-old wallpaper and restoring the woodwork, doors, and original hardware. Progress advanced through fall and winter with new foundations and roofing, restored brickwork, and updated electrical, heating, and air-conditioning systems. When the carpeting was removed, exposing the original hardwood floors, sanding determined some were beyond repair; new flooring was installed in the living, dining and sunrooms in the original, staggered seam design



*1718 Chadbourne Avenue, built in Craftsman Style for Arthur and Elizabeth Lockard in 1916, before restoration.*



*The restored Lockard House, at 1718 Chadbourne Avenue, once again one of the block's architectural jewels.*

*Photo: Michael Zorich*

pattern. The addition that enlarged the house with a new master bedroom, den, and basement family/guest studio, was designed and built to complement the original architecture.

Although the project was well underway in early 2020, COVID-19 hit and progress significantly slowed. Teams of workers dwindled to one worker per trade, per day. Materials became scarce and difficult to source. A six-month project would soon extend into a full year. We could not postpone moving in any longer, so we moved into a construction zone. Our new “home offices” were shared with contractors, plumbers, electricians, installers, and painters, making virtual meetings even *(continued on page 14)*



## Architecture Update—The Law Brothers, Neighborhood Architects

A few issues back (February, 2021), Michael Bridgeman profiled Alvan E. Small, a Madison architect who designed houses for the neighborhood, and lived here, too. Bridgeman, who is the host of PBS Wisconsin's "Remarkable Homes of Wisconsin"; and a Madison Trust for Historic Preservation volunteer docent wrote, "The Regent Neighborhood is blessed with wonderful architecture. There is much to admire beyond the important houses by Louis Sullivan and Frank Lloyd Wright that crown University Heights."



*The "Second" James R. Law House, or Leon W. Pattersen House, at 101 North Prospect, designed by both Law brothers in the Tudor Revival style (1925). James Law lived first at 2011 Van Hise.*

Two other distinguished designers were neighborhood residents—James R. and Edward J. Law. James (1885–1952) lived at 2011 Van Hise Ave. (1915) and later at 101 N. Prospect Ave. (1925). Younger brother E.J. (1891–1983) lived at 111 N. Allen St. (1921).

The two joined forces with draftsman Ellis C. Potter (c.1890–c.1990), becoming Law, Law and Potter (LL&P) in 1925, the dominant architecture firm in the city in the 1920s. Bridgeman says the biggest house-building boom in University Heights was between 1922 and 1928, and LL&P did a lot of that work, continuing to design houses in the neighborhood until 1935. The brothers also designed West High School's building in 1929. The Laws both trained at the University of Pennsylvania's architecture school, with James starting his firm in 1914. E.J. joined him soon after. James was mayor of Madison from 1932 to 1943.

*The University Heights Historic District: A Walking Tour* lists two dozen of the 39 (continued on page 14)



*This Colonial Revival house, at 1723 Chadbourne Avenue (1926), was built with concrete blocks for salesman Walter E. Terwilliger.*



*Edward J. Law's house at 111 North Allen Street in the Arts and Crafts style (1921).*



*The Harrison A. Smith, Sr. House, 101 N. Roby, built in 1916 in the Colonial Revival style.*

## This Old House *(continued from page 12)*

more challenging. In September 2020, landscaping began to transform the side and back yards into spaces for entertaining. To honor the decades of gardening by the Lockards and Espeseths, we added trees, perennials, pergolas, garden beds, and lighting with the help of landscape designer Nate Choudoir of Four of Six Landscape.

## Architecture Update *(continued from page 13)*

identified Law-designed structures in the neighborhood, apparently the largest group by a single firm. According to the pamphlet, LL&P “was important for both its size and for its ability to adapt the various period revival styles to the widely varying needs of its clients.”

In addition to the houses mentioned above, some others are, by date: 2015 Van Hise (1915); 121 North Prospect (1916); 211 North Lathrop (1916); 101 North Roby (1916); 2024 Chadbourne (1918); 2101 Chamberlain (1921); 2110 Chadbourne; 118 Bascom Place (1923); 1806 Summit (1923); 2006 Van Hise (1924); 1840 Summit (1924); the Delta Sigma Pi Fraternity at 132 Breese Terrace (1924); 2110 Bascom Street (1924); 206 Virginia Terrace (1924); The Congregational Church parish house, 121 Bascom Place (1925); 140 North Prospect (1925); 1723 Chadbourne (1926); 1845 Summit (1926); 1832 Summit (1927); 1712 Summit (1927); 2131

At last, the house is restored and renovated—a unique blend of old and new, past and present—continuing to contribute to the historic beauty of the Regent Neighborhood for the next century and beyond. ■

Van Hise (1930); 111 Virginia Terrace (1932); 2133 Commonwealth (1934); 2244 Hollister (1935); 117 North Prospect (1935).

Copies of the pamphlet are still available. Contact [rlhess@wisc.edu](mailto:rlhess@wisc.edu)

Additional descriptions of the houses can be found online among the property records at the Wisconsin Historical Society, [wisconsinhistory.org/](http://wisconsinhistory.org/) ■



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# Sustainability—Youthful Neighbors Weigh In

*In the last edition of the newsletter, Regent Neighborhood Association Board's Sustainability Chair Eric Wiesman wrote about the City's composting program. Just as the newsletter was mailed to the*

## **Owen McDonald's Magnificent Composting Club**

My name is Owen, I am 10 years old, a fourth-grader at Wingra School, and I want to save the earth. Did you know that 133 billion pounds of food are wasted every year? I've started a composting business to help fight this problem. For \$12/month you get:

- A cute compost bucket
- Compost pick up twice a week on Tuesday afternoons and Saturday mornings
- 10% of money toward the World Wildlife Fund to help save animals

We compost at home and I thought if more people started composting we could help save the earth. I'm going to use 10% of everything I make to save tigers in the wild.

If you'd like to sign up please email your address to my mom, jenmariealt@gmail.com. Or you can text her at 608-332-0673.

## **Natalie Clarke on Pollution in our Neighborhood and the World**

My name is Natalie Clarke, I am 13 years old, and I'm writing about how littering makes our neighborhood a less friendly place. It also affects the animals living in the ocean.

Sixty percent of water pollution is the result of littering. Each year 100,000 dolphins, whales, fish, turtles and other sea creatures drown after they've become tangled up in trash and other waste because of littering. Researchers guess that over one million animals die each year because of people littering. This is a problem because a plastic bottle takes 450 years to decompose, and according to conservation.org there is more plastic in the ocean now than fish! Animals eat this plastic by accident. Some animals think plastic bags are squid and because they eat squid, eat the plastic. Think of the animals you could be saving by not using a plastic bag! But you wouldn't just save one animal, you might save more. After an animal eats a plastic bottle, it dies and disintegrates, letting the bottle float free, ready to kill another animal.

*neighborhood, resident Owen McDonald wrote to the RNA's listserv about his work in this area. Here's his message, condensed, as well as one from Natalie Clarke on pollution and what we can do to help.*

Another reason plastic is a problem is because of what it can cause. Scientists have identified 200 areas that they call dead zones in the ocean. They are called dead zones because no organisms can grow there because of the pollution.

But this is in the ocean. So, what about our neighborhood?

There isn't as much pollution in our neighborhood as the ocean, but there still is enough stuff we need to pick up. When I went around the block a while ago, I got half a plastic shopping bag full of trash. Some of the trash was under grass and other things, while some was just lying there. If we work

together to stop this problem we can not only make our neighborhood more welcoming and clean, but we could also save the lives of our favorite animals. Some ways we can do this are by taking a bag to pick up trash, not littering, recycling, and spreading the word. All of these things will help make our neighborhood and the world friendlier, healthier places. ■



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## Recipe Corner—Two Delectable Bread Recipes, Challah and Focaccia

The Summit Avenue Cooperative, at 1810 Summit Avenue, believes in community meals, which means cooking for its 17 members five nights a week. Each member participates in about five hours of duties per week such as cooking, cleaning, maintenance, grounds, and administrative jobs.

Susan Hollingsworth, a professor of Mathematics at Edgewood College, isn't one of the cooks but since she's lived in the house for nearly 30 years, she's become part of its brain trust, which includes recipes. She says she didn't invent the one for challah, an Eastern European Jewish egg bread traditionally baked on the Sabbath or holidays. She also doesn't remember where she found it, but she has tweaked it over the years. Susan often doubles the recipe to make three small loaves.



*Susan Hollingsworth*

### **Challah** (makes one loaf)

½ c. milk  
2 T. butter, cut in small pieces  
2½ t. active dry yeast or one packet  
2 T. granulated sugar  
¼ c. lukewarm water (about 98°F)  
1 t. salt  
Pinch of saffron threads  
2–3 ½ c. bread flour  
2 large eggs, lightly beaten (1 T. set aside)  
Vegetable oil for greasing the bowl when proofing  
Poppy seeds or sesame seeds

In a small microwaveable glass bowl, heat the milk and butter. Set aside or refrigerate briefly to cool. In a large bowl, proof the yeast and sugar with lukewarm water. Set aside for five minutes until the mixture becomes bubbly. On a plate or in a mortar and pestle, press the salt and saffron threads together until the saffron is incorporated into the salt. (This will be approximate.) Add these and the cooled milk and butter mixture to the yeast. Next, beat in 1½ cups of bread flour and mix until the flour is incorporated. Blend in the eggs and gradually add the rest of the flour, one half cup at a time, until the dough holds together, but is not stiff. Turn onto a floured board and knead for about 10 minutes, seven minutes if using the dough hook of an electric mixer. Place dough into a lightly greased bowl, cover with a clean towel or plastic wrap, and let rise until double

in bulk, about 1½ hours. Punch down the dough and knead it lightly on a floured surface. Divide the dough into equal thirds and, using the palms of your hands, roll each piece into a rope about 8" long. Place the ropes on a rimmed baking pan lined with parchment paper and braid. (For technique, see one of several videos on the Web.) Brush lightly with oil or egg wash and set aside for about 30–45 minutes.

Preheat the oven to 375°F. Brush the loaf one more time with egg wash and top with poppy and/or sesame seeds. Bake for about 25–30 minutes until the loaf is golden and sounds hollow when tapped.

### **Susan's Salty Bread**

Adapted from *Soup Suppers* by Arthur Schwartz (William Morrow, 1994)

½ c. lukewarm water (about 98°F)  
2½ t. active dry yeast, or one packet  
3–3½ c. bread flour plus an additional 3 T.\*  
1 t. salt  
⅓ c. good-quality olive oil  
1 c. lukewarm water

Blend the ½ c. lukewarm water, yeast, and 3 T. of bread flour in a small bowl. Let sit about five minutes until foamy. Meanwhile, mix 3 c. bread flour and salt in a large bowl. In a third bowl, blend ⅓ c. olive oil with the additional 1 c. lukewarm water.

Mix all these together until the dough forms a ball. If it is too wet or sticky, add more flour in ⅓ c. increments. Turn onto a floured board and knead for about five minutes until smooth, or put in the bowl of an electric mixer and knead using the dough hook. Turn the dough into an oiled bowl, coating dough on all sides lightly. Cover the bowl with a damp cloth. Let rise until roughly double in volume, 60–90 minutes. Punch down, let rise a second time until roughly double, about another hour. (Susan says you can skip the second rising if you're pressed for time.)

Punch down the dough again and let rest a few minutes, then divide into two equal balls and place them on a baking sheet lined with parchment paper. Pat each ball into a circle about eight inches in diameter. Coat the top of each with a little olive oil, and sprinkle with coarse salt, herbs or olives.

Let the loaves rise on the pan while your oven preheats to 400°F, or about 15 minutes.

Bake for 35–40 minutes. Loaves will look nicely browned when they are done.

\*Do not use all-purpose flour. You can substitute whole-wheat bread flour for up ¼ of the flour. ■



## Poet's Corner—Alice D'Alessio

Alice D'Alessio is the author of several books of poetry and non-fiction, including, most recently, *Tending the Valley: A Prairie Restoration Odyssey* (Wisconsin Historical Society, 2020). It's a collection of memories of her and her husband's work restoring wilderness land in the Driftless Area of southwestern Wisconsin. D'Alessio used to live on Rowley Avenue but moved about 15 years ago to Middleton, on the edge of Pheasant Branch Creek. She's closer there to the wildlife she observes keenly, and that finds ways into her poetry, but her memories of the Regent neighborhood are still strong, as this poem reflects.

### We Bike to the Library to Return Overdue Books\*

Where we live  
houses line up like a storybook neighborhood —  
old houses, stucco, brick, clapboard —  
soft around the edges, settled  
like dowagers in rocking chairs; the yards,  
shaded and ruffled with oak and ash and tulips  
and lilac, spirea like white fountains.

We coast down Hollister in high gear  
past where the Allen Street bridge is out  
and along by Blessed Sacrament to the bike path.  
Children's voices chirp and squeal on playground;  
cardinals trill arias to evening.

Late sun angles onto dormers, glazes windows with fire.  
We gear to low and pedal up the ramp and onto Keyes,  
to the intersection on Monroe, bristling with construction,  
but quiet in evening lull; swoop across  
to the library bike rack, like two big, wheeled birds.

Behind the desk, the young attendant  
sets aside her stack of books, peers over glasses.  
May I help? she asks.  
They're late, I say, apologetically,  
pushing my Sherwood Anderson  
and Gretel Ehrlich across the worn formica.  
She taps computer keys and smiles,  
No penalty, she says and we are humbly grateful  
although we know it's that we've reached a certain age  
and aren't expected to remember dates.

Out on the street again, we shift for the uphill climb,  
over the Spooner Street bridge to Rowley  
and veering left on Commonwealth  
to ease the hill, the wheels a reassuring susurrantion  
through neighborhood nestling into dusk.  
Strolling couples nod, the bird's ply  
their tuned-down, one-note benediction.

Our legs churn strongly, though of a certain age.  
The wind lifts our hair. We are, at evening, thankful.

\*From the collection *Days we are Given*, by Alice D'Alessio (Earth's Daughters, 2009). Reprinted with permission of the author. ■



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## Going Solar—Jeannette and David LeZaks

Perhaps you've seen a few "go solar" signs in the neighborhood. Jeannette and David LeZaks just had a 5.4 kW solar system installed on their detached garage in January. We asked them to describe the process.

**RNA Newsletter:** Why did you decide to put up solar panels?

**Jeannette and David:** We had been thinking about solar panels for quite some time. We got our first quote for panels in 2016, but it didn't make sense financially because back then solar panels were 20% more expensive per watt than they are now. We also knew we needed a new roof before panels were installed. Last year we got our roof replaced. With prices of solar going down in recent years and with the increasing urgency surrounding climate change, we felt like it was time to take the leap.

Both of us work in the environmental field and have spent our lives thinking about ways to make a positive impact on the Earth. Jeannette works in the energy sector as a researcher of low-carbon strategies, and is also co-chair of the Sustainable Madison Committee, which works to advance environmental policies in the city. David works on environmental finance with a focus on sustainable agriculture. As a household, we work to align our daily choices with our values, whether with investment decisions, groceries, or how our electricity is generated. The spectrum of options to lead more sustainable lives is growing and we are making those shifts for the benefit of ourselves, our kids, our community, and our planet.

**RNA:** What made it possible, in terms of credits and geography—you are not under big trees?

**J&D:** Our home is adjacent to the Southwest Commuter Path, and our detached garage roof is oriented towards the southwest with limited obstruction. Optimally, solar panels should be oriented south towards the sun, but they could also successfully produce electricity facing southwest or southeast. Not every home has a roof line that's oriented in the optimal direction, and many homes in our neighborhood are surrounded by big trees -- that shade makes the neighborhood beautiful but it's not great for solar production. For those unable to install solar panels on their own home, MG&E offers a Shared Solar Program, more on that below and here: [mge.com/our-environment/green-power/solar-power/shared-solar-program](http://mge.com/our-environment/green-power/solar-power/shared-solar-program)

The Federal Solar Tax Credit helped our decision-making too, since the credit provided 26% of the



*The LeZaks family in front of their solar-paneled garage with a sign encouraging folks to take the solar plunge.*

*Photo supplied by the LeZaks Family*

value of the system in a dollar-for-dollar reduction in our income tax in 2020. While the shading of our system precluded us from taking advantage of the Wisconsin Focus on Energy rebate on solar systems, that's another financial incentive that's out there. More on that here: [focusonenergy.com/residential#program-renewable-energy](http://focusonenergy.com/residential#program-renewable-energy)

More on federal tax credits here: [bit.ly/3vp2r2G](http://bit.ly/3vp2r2G)

**RNA:** Anything about the nitty-gritty? Whom to choose for construction?

**J&D:** Full Spectrum Solar installed our panels through the MadiSun group buy program ([madisunsolar.com/group-buy-for-homes/](http://madisunsolar.com/group-buy-for-homes/)). The program is funded by the City of Madison to help keep costs and quality of installation consistent across the city. While the program offers a few different contractors to choose from, we knew Full Spectrum Solar personally and were happy to work with them for this project.

**RNA:** How has solar made a difference?

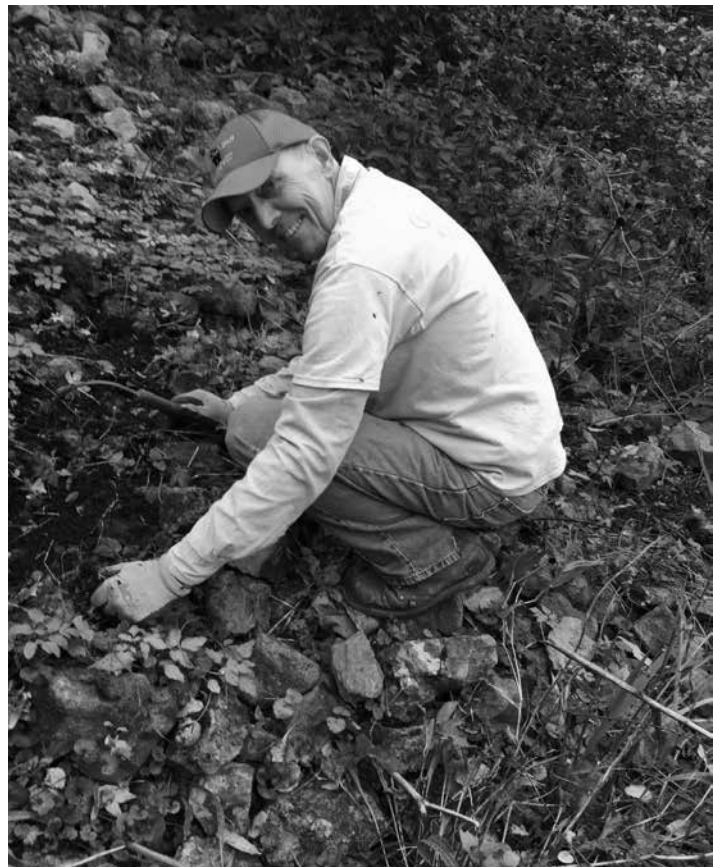
**J&D:** We've had the panels producing electricity for nearly five months now and have definitely noticed a difference. With the longer days, we are seeing a noticeable uptick in electricity production. And even in the winter months, there was a big reduction in our electricity bill. While we still have a gas furnace and a tank-less gas water heater, we've slowly tried to electrify our appliances because in contrast to natural gas, electricity can come from renewable sources like solar and wind. For example, we recently replaced a gas dryer with an electric one. And we've had an electric induction range since we moved into the neighborhood in 2013. So even with all those electricity-powered appliances, we are seeing substantial savings on our electricity bill. This past month, the electric portion of (continued on page 20)



## Interhood News—Jake Blasczyk, Crew Chief, Prospect Prairie Gardens

As co-chair of the Southwest Path Committee of the Dudgeon-Monroe Neighborhood Association (with Sandy Stark), I'm excited to announce WATER (Water Action to Encourage Responsibility), a multi-neighborhood project, including the Regent neighborhood, to promote storm water community engagement and education at the local level. We are one of several projects under an Environmental Protection Agency (EPA) Assistance Agreement awarded to the UW-Madison Arboretum. Our partners include the City's Engineering Division, Parks Division, Wingra School, Wisconsin Environmental Initiative, and the Catholic Multi-Cultural Center. Here's a preview of what to expect!

**Rain Gardens at Wingra School—Toward a healthier Lake Wingra.** Two rain gardens with 800 prairie plants will replace some asphalt surfaces of the school's playground located in a city park. Installation and planting is this September. Volunteers will be needed. The Gardens will filter and absorb rainwater into the soil and root systems reducing runoff into Lake Wingra. The gardens' prairie plants will also improve soil and habitat quality, support pollinators and birds, benefiting all of us, since they are dynamic and restorative. Equally important, these gardens will provide opportunities for Wingra students and area residents to learn about native plants, healthy water cycles, and the link between caring for the earth and each other. Prospect Gardens and the Commonwealth



*Jake at work in Prospect Prairie Gardens.*

Pollinator Garden, both along the bike path, are other examples of best practices for absorbing rainwater. The Regent Neighborhood Association supports both Gardens.

**Community Activities—The watershed that connects us.** Education and outreach in the Lake Wingra watershed neighborhoods is another major goal, and during the next year several events are planned. In spring 2022, a community-wide gathering will be held in Lake Wingra Park, with presentations and festival-like activities. A member of the Ho-Chunk nation will be invited to offer an Indigenous perspective on water, inspiring us to reframe storm water management as water stewardship. Also planned for spring 2022 are guided walking tours focusing on the hydrology of water movement, water stewardship, our relationship to the Lake Wingra watershed, and practices at each site, including the Regent Neighborhood.

We look forward to welcoming you to these and other events. For further information, contact me at [jblasczyk13@gmail.com](mailto:jblasczyk13@gmail.com) ■

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## Going Solar *(continued from page 18)*

our utility was negative, meaning that we sold more electricity back to the grid than we used.

**RNA:** Would you encourage others interested in going solar to do this as well?

**J&D:** We'd definitely encourage people to consider solar if they have the means and the right roof layout. We want to see as much solar in the neighborhood as possible, and already two neighbors have installed them in the last couple of weeks. For us, just putting up the panels wasn't enough. We wanted to help spread the word and get others thinking about how to move toward a more renewable energy economy.

If people are interested, MadiSun is a great place to reach out to with questions. They can help give you an initial estimate or set you up with a local solar installer. If solar on your house doesn't work because of roof orientation or shade, MGE offers a way for residents to buy into their Shared Solar program—you can buy a piece of a big solar farm and be assured that electricity is being produced because of you! [mge.com/our-environment/green-power/solar-power/shared-solar-program](http://mge.com/our-environment/green-power/solar-power/shared-solar-program) ■

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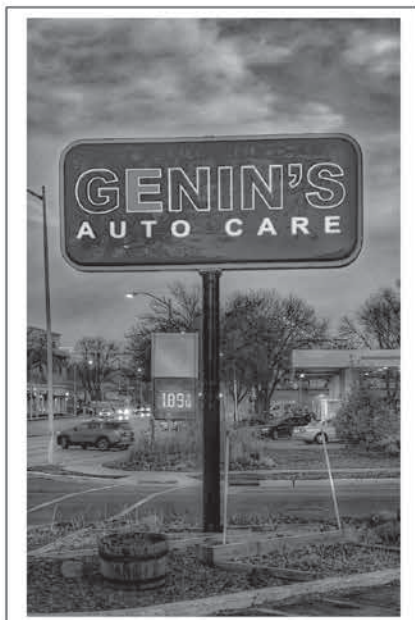
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# Regent Market Co-Op—Locally Grown, Neighborhood Owned

## Jordan Tucker, RMC Board President

I was speaking to a new neighbor the other day and mentioned the Co-op. She responded with “oh that little store on the corner, what’s it all about?” My thought was, I’m glad you asked, but it dawned on me that others might have the same question. So, here’s a rundown.

- We’re a co-op which means we’re owned by members. You don’t need a membership to shop, but you do get a member’s discount (10%) and a voice in how the store is managed. Membership is \$25/year or \$125/one-time fee.
- A member-elected board represents the members and works with John (General Manager) who manages the store operations and staff. The board meets monthly, but also hosts annual meetings for all members.
- The Co-op focuses on supporting local businesses with around 100 unique vendors. Our beer cooler contains options from 27 local breweries, we hand-dip Chocolate Shoppe ice cream, and now that we’re in farmer’s market season, offer produce from Robert Pierce, Meadow View, New Traditions, and Xiong Tasty Produce.
- We are a social hub for the neighborhood. Grab something to eat or drink and sit at an outdoor



table. We host brat fries to showcase local vendors and currently welcome El Grito Taqueria Food Truck every Monday and Tuesday outside the store. Hope to see you there! ■

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ASSOCIATION

Regent Neighborhood Association  
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## Join or Renew Your RNA Membership Online!

by **Dan O'Callaghan, Membership Chair, RNA Board**

Join or renew now! Please consider joining the Regent Neighborhood Association or renewing your annual membership. Your membership dollars and your participation in the RNA help to improve the quality of life in our neighborhood and the broader community we all call home. Individual memberships are \$5, household memberships \$10, and business or organization memberships \$25. The annual membership cycle runs from June through May.



*Dan O'Callaghan*

Becoming a member is easy! All you need to do is complete and return the membership form enclosed with this newsletter, along with a check for your membership dues. Don't know where your checkbook is? Haven't written a check since Obama was in office? That's okay, you can become a member or renew your membership online by visiting: [donorbox.org/rna-membership-2021](http://donorbox.org/rna-membership-2021). Online payments are handled securely through [donorbox.org](http://donorbox.org), a company that serves more than 8,000 organizations, including Habitat for Humanity and Boys & Girls Club.

The membership directory returns! As a member, you'll receive an informative annual membership directory, delivered right to your door. The membership directory is your personal guidebook to our thriving neighborhood. The directory was on hiatus last year, but it will be back in 2021! Join or renew now to make sure you receive your copy of this valuable resource.

Help support our scholarship fund! When you complete your membership form, you will also have

the opportunity to make a donation to the RNA's West High Scholarship Fund! The scholarship fund was created with the purpose of acknowledging and celebrating the diversity, energy, and enthusiasm that West High School students add to our neighborhood. Two needs-based awards are given to graduating seniors who have demonstrated engagement in multicultural activities both in school and in the Madison community, while demonstrating a commitment to academic pursuits. The Regent Neighborhood has raised more than \$5,000 each of the last several years in support of this effort. With your support, we're hoping to build on that success. ■

*Looks like it's.....*

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