



Regent Neighborhood

May 2021 Newsletter | regentneighborhood.org

ASSOCIATION

Please join us for the
Spring Membership Meeting
Monday, May 24, 7 p.m.
via Zoom

Guest Speakers
Professor Paige Glotzer,
UW–Madison, Dep’t of History
&
Matt Wachter,
Madison City Planner

Professor Glotzer will speak to the historical dimensions of housing segregation, including the origins of restrictive covenants, discriminatory zoning, redlining, and urban renewal. Matt Wachter will then speak to current issues, housing trends, and the challenges of affordable housing in Madison.

- for Zoom meeting info, go to regentneighborhood.org/

Affordable Housing Proposed for 2208 University Avenue

by Ron Rosner, Member-at-Large, RNA Board

A six-story apartment building with 79 units is being proposed at the site of Don the Car Care Man on University Avenue near Walnut Street. Eighty percent of the units would qualify as “affordable housing.” If the proposal is approved by the City Plan Commission and secures necessary funding support from City and Federal sources, occupancy would be available by the summer of 2023 under the plan presented to the neighborhood by the developers, MSP Real Estate of Mendota Heights, MN. MSP has considerable experience in developing affordable housing with nearly 1,800 units of affordable housing in Wisconsin, including three recently completed projects in Madison. As we went to press, the project was set to go before the City Plan Commission on April 12. If approved, it would move to the City Council for consideration.

In consequence of the high cost of housing in the Madison area, the City participates in a number of programs to provide affordable housing—housing at less than market rents. Typically, such programs attempt to limit rents to 30 percent of family income.

(continued on page 4)

Renew Your RNA Membership and contribute to the RNA West High Scholarship Fund with the enclosed form or online. (See page 3 for more.)



Regent Neighborhood ASSOCIATION

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P.O. Box 5655
Madison, WI 53705

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Graphic Design by Mary Sarnowski

A Note from the President

The RNA Board extends our thanks and appreciation to Shiva Bidar who has served as our Madison Common Council representative since 2013. Like many of our neighbors, we've seen her smarts, diligence, and commitment to service and equity in our neighborhood and city. The impact of Shiva's work is reflected in the honors that she's received by UW-Madison as Outstanding Woman of Color, with Centro Hispano's Visionary Award, and by Wisconsin LGBT Chamber as Advocate of the Year.



RNA Board President
Jon Miskowski

Our community will continue to benefit from Shiva's work as Vice President and Chief Diversity Officer at UW Health and other community service. Thank you, Shiva.

And congratulations to Regina Vidaver who was elected to succeed Shiva as the District 5 Madison Common Council member. We look forward to working with her.

One of the important roles of the RNA is to provide the opportunity for neighbors to hear from and ask questions of our representatives on the Council and the Dane County Board of Supervisors. You are always welcome to join the RNA Board meetings to participate in the discussion and to hear from Council Member Vidaver and Supervisor Jeremy Levin.

— Jon

Upcoming RNA Board Meetings

- **May 17, 2021**
- **June 28, 2021**
- **July, 2021 TBA**
- **August 23, 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

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. Online payments are handled securely through 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 multi-cultural 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. ■

Announcement of Proposed Bylaws Change

The Regent Neighborhood Association Board duly announces the following amendment to the Special Rules of Order for the Board of Directors.

To facilitate consistency between the RNA bylaws and the Special Rules of Order for the Board of Directors:

Insert language into the Special Rules of Order for the Board of Directors section 3: "A majority of the

number of Board members fixed by these bylaws shall constitute a quorum for a Board meeting except that if two officers are present, one-third of the number of Board members shall constitute a quorum."

If you have questions, contact Mary Czyszczak-Lyne, RNA Secretary: mary.czyszczaklyne@wisc.edu ■

Welcome to Our New Advertiser—Mad City Dream Homes at RE/MAX

We are first time buyers and excited to buy our first home in the neighborhood!

We are currently renting in the Greenbush neighborhood and love it! We are looking for a 3+ beds/1.5+ baths home with charm and character, up to \$600k in the surrounding area.

If you are planning to sell this year, (we are very flexible on closing date) please contact us at: Brian and Emily, bdstepping@frontier.com or call (309) 219-2590.

◆◆ Brian & Emily ◆◆

Affordable Housing *(continued from page 1)*

In the case of public housing, the shortfall between market rent and the actual rent paid is provided as subsidy from the local government. In the case of federal programs, the shortfall is provided in the form of vouchers awarded to potential renters or as credits paid to landlords. The City of Madison has about 800 units of public housing. In addition, federal housing choice vouchers provide assistance for another 1,900 renters. Both programs, however, are oversubscribed with long waiting lists.

A program authorized under Title 42 of the Federal tax code—Low Income Housing Credits—uses tax credits paid to developers who include affordable housing units in their projects. This is the program MSP utilizes. In the case of its proposal for 2208 University Avenue, 80 percent of the units would be offered as affordable. To illustrate how this works, consider a two-bedroom unit in 2208 with a market rent of \$1780. A family qualifying for Title 42 credits would instead pay rent of \$613 if their income is between \$21,000 and \$32,000—30 percent of the area median income. If the family's income is 60 percent of the area median (\$42,000 to \$64,000), they would pay \$1289 for that unit. The shortfall in rent would be provided to investors in the project as an income tax credit.

To improve the competitiveness of selected proposals for Title 42 credits, Madison established an Affordable Housing Trust Fund to provide loans and grants to for-profit and non-profit housing developers. The money can be used for capital costs—acquisition, rehabilitation or demolition of existing structures—and for professional services. Awards from the Fund have averaged five to six million dollars per year, equating to about \$22,000 per unit of affordable housing.



*An illustration of the MSP Real Estate's proposed affordable housing project at 2208 University Avenue.
Illustration: MSP Real Estate, Inc.*

At a March 4 virtual meeting for the neighborhood, MSP's project manager acknowledged that it would be unlikely the project could proceed without financial support from the City's Affordable Housing Fund.

From the perspective of the Regent Neighborhood Association Board, the main advantage of the project would be provision of about 60 units of affordable housing in a desirable part of the city. In most regards the proposal complies with RNA's University Avenue Corridor Plan including a set-back from three stories at the sidewalk to six toward the rear of the building.

Arguments against the project focus on its physical impact on the neighborhood—construction of one of the tallest properties on the Avenue sited between two of the shortest. Also, the building would add to traffic on University Avenue close to the traffic light on Walnut Street and could increase parking pressure on Kendall Avenue and other nearby streets. ■

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Building Black Generational Wealth in Madison

by **Laurel Ravelo and Joan Laurion***

At one of the Black Lives Matter protests during the summer of 2020, the dynamic Vanessa McDowell, CEO of the YWCA, spoke about the virtual non-existence of generational Black wealth. She highlighted increasing Black homeownership as a primary way to build Black generational wealth and she challenged Madison's White families to share the financial gain they've enjoyed from home ownership as a tangible action step to support the Black community.

From the time of slavery to today, stolen land, discriminatory mortgage policies, redlining (which we heard about in an earlier Regent Neighborhood Association newsletter), and many other racist policies and practices have kept the Black community from building wealth while strengthening the wealth building opportunities for Whites. Yes, all levels of government need to take action to right these wrongs. And as individuals, we have also benefited and can work to repair our community.

Inspired by McDowell's Call to Action this summer (on YouTube), a small group of citizenry has united to work towards a more equitable Madison. They are offering a Generational Wealth Workshop (90 minutes, virtual) for neighborhood associations,



faith communities and other groups to educate about the role of whiteness in gaining access to wealth. They have also started a reparations campaign to support a Black-owned business, Madison Roots, whose mission is to increase Black homeownership and wealth through financial literacy

education, income-generating rental property acquisition, and a rent-to-own homeownership model.

This is an opportunity to begin paying reparations and learning about our history, a long-overdue bill. By participating, we are addressing inequities and pushing back against generations of blatant discrimination against Black, Brown and Indigenous families in our neighborhood and in our community. To sign up for the reparations campaign and/or for the Generational Wealth Workshop, go to: bit.ly/repairmadison. If you would like further information, email us at: laurelravelo@gmail.com and joan.laurion@gmail.com.

**Laurel Ravelo lives in the Bay Creek Neighborhood. She is a counselor at Wright Middle School and a statistician at UW-Madison. Joan Laurion is a retired Early Childhood teacher and lives in the Regent Neighborhood. ■*



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Alder Report—District 5

Hello neighbors! Perhaps by the time you read this, I will have been sworn in as your new Alder [Ed: Tuesday, April 20, 2021], and I couldn't be more pleased to represent you.

I am so deeply grateful to Shiva Bidar for serving in this role the past 12 years, giving her time, expertise, and passion to the city. She has been a mentor to me over the last several months, and will continue to be available to me as—inevitably—I have questions. Her shoes are big ones to fill, but I pledge to display the same level of commitment to building equity across our city, and strive to ensure every resident of Madison has the opportunity to live a long, healthy and fruitful life.

There are a lot of exciting initiatives in our District underway, from the rebuilding of University Avenue, to the reconstruction of the Glenway golf course, the renovations of West High and Hoyt School (to become Capital High), and the potential affordable housing development on University Avenue. Each of these initiatives has been undertaken with significant engagement from all of you, and without fail, you



Alder Regina Vidaver
Photo: Jeanine Schneider

have made them better for your involvement. I sincerely hope you will continue to engage on issues that arise, not just in our District, but across the city, as my term matures.

In the next newsletter I will be able to report on which committees I have been assigned to, and new major issues that are upcoming. Please reach out at any time with questions, concerns or kudos to district5@cityofmadison.com.

Best wishes,

Regina Vidaver ■

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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. In March, the Board heard a presentation from John Welch, Director of Waste and Renewables (W&R). The presentation highlighted how Dane County's waste is being used as a resource, and featured an update on the economic and environmental benefits of the Renewable Natural Gas Plant. The department outlined the timeline for closure of the Rodefild landfill (at 7102 U.S. Hwy 12 & 18) and the vision for a new landfill site that will move Dane County closer to a circular economy (an economic system focused on eliminating waste and promoting continuous use of resources). According to a Dane County W&R 2020 report, based on current landfill tonnage, Dane County Landfill Site No. 2 has approximately seven to eight years of site-life remaining as part of the 2014 eastern expansion.

The W&R Department is responsible for the management and operation of Dane County's landfills, renewable natural gas facilities, Clean Sweep, construction and demolition (C&D) recycling facility, and various other recycling programs.



Supervisor Jeremy Levin

To learn more, please visit their website: landfill.countyofdane.com/

Finally, I'm pleased that the Environment, Agriculture & Natural Resources (EANR) Committee, on which I serve, will be addressing lake level management for the Yahara Chain of Lakes. Following the 2018 flooding, the County took the short-term step of managing the lake levels at State-established minimums. Following several presentations by department staff, with updates on progress regarding flooding and water flow improvement through the system, the Lake Levels Technical Work group recommended the County rescind previous directives to operate at the seasonal minimum. This would give the Land & Water Resources Department flexibility in lake level management. This is something I called for back in mid-2020. I recognize that the Yahara Chain of Lakes offers a variety of opportunities for people but there needs to be a balance of interests—the risk of future flooding, the preservation of the natural environment, and recreational purposes. My resolution fell victim to some ridiculous politics. I'm glad this proposed policy change will go into force this spring, in time to affect lake levels, which tend to be the lowest coming off winter lake levels.

Should you or your family have an interest in specific Dane County projects or initiatives, please contact me at levin.jeremy@co.dane.wi.us or call me at 608.577.9335. ■

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A Message From Representative Shelia Stubbs

Thank you again members of the Regent Neighborhood Association for giving me the opportunity to contribute to this newsletter. It is a pleasure to continue representing you in the Assembly. As you may be aware, Assembly Bill 216, the deregulation of natural hair braiding, was passed out of the Wisconsin State Assembly with bi-partisan support on March 17th 2021. I am also proud to report that its Senate companion, Senate Bill 216, just had a public hearing in the Senate Committee on Insurance, Licensing and Forestry.



*Representative
Shelia Stubbs*

This common sense and bi-partisan legislation is a win for equity in our state. When the statutes that regulated barbering and cosmetology were written, they were not done by people who considered the needs of Black women. This created overly broad regulations that limited the entrepreneurial opportunities of women of color in the field of natural

hair braiding. Equity is about opportunity, and by deregulating the practice of natural hair braiding, many women of color will be empowered to succeed in this field.

In addition, the practice of natural hair braiding is an art that has been passed down for generations in Black homes. African-style hair braiding is something many women of color learn at a young age, and to require a license for this practice is an inequity that needs to be addressed. I am proud that so many of my colleagues have agreed, and that this bill is moving swiftly through the legislative process.

These kinds of common sense, bi-partisan reforms are what is needed in the State of Wisconsin. I know that at the end of the day my constituents do not want rhetoric, they want results. While I know that many of my bills may not make it through the Republican controlled legislature, I still work every day to move forward with my colleagues on issues that matter. I am proud to continue to represent the Regent neighborhood, and the rest of the great 77th Assembly District. ■

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Greetings from Randall!

A great gaze of masked Raccoons has made its way back under the Randall roof. We privileged teachers share the smiles in their eyes as we daily learn the steps of this new dance with both virtual and in-person partners. One noticeable change in the students whom we saw on Zoom and now behold in person is their attire. School garb has replaced pajamas.

During more normal times, we observe special days tied to apparel that add a little spice to our school lives. Celebrations include off-beat events such as "Hat Day" and "Dress Backwards Day." The standing favorite has been "Pajama Day," including the toting of an array of stuffed animals. The virtual environment established PJs and cuddly toys as the new norm, a school-wide sleep over of sorts.

I recently thought about the parallel between Zoom lessons and my experience with what we called "slumber parties" in my youth. Sleepovers go through stages. The high energy first phase features food, flicks and frolicking which in time wane to allow for the telling of stories, the sharing of secrets and the mumbling of final remarks as, one-by-one, the revelers enter the Land of Nod. Questions go unanswered to signal the reduction of those still in the game. In time, it's down to two, then one. I most often was that last one. I often think about that sequence as I watch students in their night-gear exiting their Zoom classes, with the final two frames featuring me and the teacher.

Now I experience a different sort of participant attrition. After a day of gloriously spirited engagement with teachers and students, I share some reflective down time with those who remain after hours. Halls and rooms continue to empty until it's down to a few, then two, and then one, quite often me. It's a pattern I know so well.

Go Raccoons!

John ■



Principal John Wallace enjoys the comfort of a Randall Garden flower bed during a solo sleepover.



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Greetings from Franklin!

Happy spring from Franklin Elementary!

SO much has changed since my last update. We welcomed many 4K to 2nd grade students back to in-person school in the first weeks of March, with lots of snow still on the ground, I might add. The sounds of giggles and joy have filled our hallways once again and it has been everything!

We have put in place safety and mitigation strategies that allow us to be together in person, and I have been so proud of the resiliency of our littlest learners, wearing their masks and following social distance guidelines. Students came back to in-person school as a “Roomie” or as a “Zoomie,” a virtual learner. Either way, our students are all a part of our Franklin family. Our staff have worked tirelessly to ensure that they build community and connection with our students while teaching to both in-person and virtual students. Check out a few highlights from our third quarter of learning below:

- Our 2nd graders enjoyed a virtual field trip to Washington D.C. complete with an interview with Pete Souza (official White House photographer during the Obama administration) and U.S. Representative Mark Pocan!
- We spent all of February celebrating Black History Month and capped it off with our Fourth Annual Read Your Heart Out Day to celebrate African American Parent Involvement in Schools. While we believe that Black history deserves to be celebrated



Children wear masks and practice social distancing outside at Franklin Elementary.

365 days a year, we shined an additional spotlight on Black excellence, history, and heroes this month in particular!

- We spent many hours (weeks) preparing our school for kids to return to in person learning. We had many family info sessions to share all of the changes taking place.
- We celebrated our 100th day of school virtually!

For continuous updates, follow Franklin Elementary on Facebook or Instagram!

Sylla Zarov, Principal ■

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West High School Report—

Happy spring!

We are so excited to be returning to school. While we've been busy getting ready for a year, it's close now and that means the teachers at West are hard at work planning for the transition to hybrid learning (also called concurrent learning, where some of the students are virtual and others are in the room with the teacher). It's a new way of teaching for most of us, but we've risen to the challenge of learning new ways of teaching before, and we're certainly ready to do so again.

The school looks amazing. Our custodians have done an incredible job collaborating with our teachers on cleaning the school from top to bottom. The school shines like I've never seen it before—we used this opportunity (as schools across the district and nation have) to de-clutter and restore.



Karen Boran, West High School Principal

Your kids have also been incredible as they continue to persevere under extraordinary circumstances, day in and day out. West administrators pop into zoom classrooms all the time. We sit in with student breakout groups. We hear your kids talk and work together to solve problems from their basements and bedrooms and dining room tables. We can't wait to greet them and welcome them back to our classrooms.

We are ready. Thank you for your patience and support. It's been a very long year.

Karen M. Boran, Principal ■



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Greetings from Blessed Sacrament School!

The doors at Blessed Sacrament School have been open for the majority of the 2020–2021 school year. Students have been thrilled to be in the classroom. The teachers and staff worked diligently in the months leading to the beginning of school ensuring all Public Health Madison and Dane County (PHMDC) and the Centers for Disease Control (CDC) guidelines were strictly followed. The goal of getting students back to their classroom required cross-team collaboration, thoughtful planning and re-planning, and the effort was invaluable. 2020–2021 saw enrollment increasing at a steady rate throughout the year.

New this year was the addition of a second Montessori Children's House classroom. The BSS Children's House is in its second year and the program continues to be an amazing offering for students and families. The program operates alongside the single-age 3K and 4K classrooms already offered and serves children ages 3–6. For 2021–2022, our first set of Montessori students will be joining our 1st grade and we are excited to see the transition from the Children's House to our traditional program.

Although the school year has been much different from before, it allowed for innovation and growth. We adapted to the classroom capacity challenges, meeting the in-person guidelines without losing sight of students' individual needs. It has been tough for our students, as well as for teachers, but they have all adapted and maintained high spirits along with hopes the changes of this past year will be temporary. "Our students have been the light throughout this pandemic," says Principal Steve Castrogiovanni.

What a year it has been, one to go in the history books. We are proud that we were able to make school as "normal" as possible for our students. The one thing that has kept us going is the simple theme: "Love Never Fails."



At Blessed Sacrament each classroom's students were together all day long, classes didn't mix even for recess, and masks became a second skin.

Enrollment is now open for 2021–2022. For more information on registering for any of the Blessed Sacrament School programs, please contact the school office at (608) 233-6155 or visit the website: school.blsacrament.org. Or contact: Steve Castrogiovanni, Principal. scastrgiovanni@school.blsacrament.org

September Liller,

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Fox News—Wild Neighbors

A report from Professor David Drake, Extension Wildlife Specialist, UW–Madison Department of Forest and Wildlife Ecology

Once again, red foxes (*Vulpes vulpes*) have moved into the Regent neighborhood. A mom and dad are raising six kits under the same two-car garage used as a den site in 2017. As part of the UW Urban Canid Project, we live-trapped and radio-collared a male red fox in Hoyt Park (about 1.5 miles from its current den location) in early November 2020, and were surprised to find a cluster of points appearing on our satellite feed that suggested the newly-collared fox was using the same den from four years ago. Based on what we know about red foxes in Madison and the fact that this newly radio-collared fox seems to be the dominant male, it is highly unlikely this is the same fox family that raised three fox kits using this den in 2017. In addition to not fully understanding how this fox family found the den site, we are also surprised at the relatively long-distance movements of this fox. Prior to the kits being born in early March, he ranged across much of western Madison, always returning to the Regent neighborhood after his forays. What is interesting about this is that optimal foraging theory would suggest he is exposing himself to unnecessary energy expenditure and risk to secure food resources when sufficient food is available within the Regent neighborhood. While we know he was traveling over a larger area than we would expect, given the resources available to him in the neighborhood, we don't know why he did so. We are learning much about these fascinating animals, but there is still a lot we don't know. You can help us with our research by reporting any sightings of red fox (and coyotes) to our iNaturalist page: [inaturalist.org/projects/uw-urban-canid-project](https://www.inaturalist.org/projects/uw-urban-canid-project). ■



Radio-collared male red fox with a rabbit in his mouth.



Female red fox with two of the six kits near her. The kits are grey when first born and develop their characteristic red coat after about four weeks.

Photos: UW Urban Canid Project



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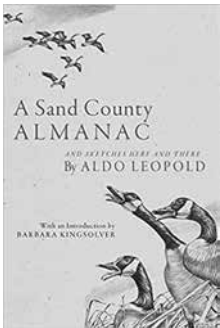
Above: Necklace by Lisa Williams, card by Burdock & Bramble, tile by Eartha Tiles, mugs by Rachelle Miller

Writer's Bloc—Aldo Leopold

Instead of poetry this month, prose. Some seasonal thoughts from Aldo Leopold. Leopold was a conservationist, forester, philosopher, educator (possibly the world's first professor of wildlife management), and father of wildlife ecology. He was also a poet and powerful, prolific writer, not to mention our neighbor.

Leopold first rented a house at 2330 Eton Ridge, then bought the one at 2222 Van Hise Avenue where the family lived for nearly 25 years. Like so many of us now, the Leopolds planted a vegetable garden, wildflowers, and native plants, and put up birdhouses. A plaque erected by the Madison Landmarks Commission in 2001 recognizing The Leopold House, reads, in part:

"Aldo Leopold lived in this Craftsman style house from 1924 until his death in 1948. Leopold came to Madison to work at the U.S. Forest Products Laboratory...He taught at the UW and was a founder of the Arboretum. Writer of "A Sand County Almanac," the classic text "Game Management" and over 350 other books and articles, Leopold has been called "probably the most quoted voice in the history of conservation."



A Sand County Almanac, a masterful series of essays about the natural world and the importance of a land ethic, was published posthumously in 1949. In the section entitled "April" he mentions that "there are degrees of solitude," with none "so secure as one guarded by a spring flood." He writes at length about a particular

tree, examples of which can be found across the neighborhood:

"Bur oak is the only tree that can stand up to a prairie fire and live... Have you ever wondered why a thick crust of bark covers the whole tree, even to the smallest twigs? This cork is armor. Bur oaks were the shock troops sent by the invading forest to storm the prairie; fire is what they had to fight. Each April, before the new grasses had covered the prairie with unburnable greenery, fires ran at will over the land, sparing only such old oaks as had grown bark too thick to scorch. Most of these groves



Leopold wrote of the bur oak's bark, "This cork is armor" because it was able to withstand prairie fire. Examples of bur oak can be found across the neighborhood.

of scattered veterans, known to the pioneers as 'oak openings,' consisted of bur oaks...Thus, he who owns a veteran bur oak owns more than a tree. He owns a historical library, and a reserved seat in the theater of evolution."

From "April," A Sand County Almanac, ©Oxford University Press

Special thanks to Buddy Huffaker, Executive Director, the Aldo Leopold Foundation.

For more information on Leopold: aldoleopold.org/

Additional thanks to Kathy Miner, naturalist and educator, UW Arboretum. ■

Recipe Corner—The Buckingham Inn Bed and Breakfast

Here's a breakfast recipe from Heidi and Tom Notbohm, innkeepers at The Buckingham Inn Bed and Breakfast at 1615 Summit Avenue. The couple opened the inn in January 2015. Heidi and Tom call this a "go-to" recipe because they make it often since guests seem to like it.

"We usually have the ingredients on-hand, and we can modify it for some common dietary restrictions. Rarely does any of it remain on guests' plates after they have finished eating! With the option to bake it in individual ramekins, it works well even if we only have a few guests. And since we make the ramekin variation without a crust, we serve it to guests who have gluten-sensitivity. We have not made an entire quiche in a 9-inch pie plate without a crust. As for guests who do not eat bacon, we have made a meatless variation with caramelized onions and roasted red pepper. Quiche is versatile for any ingredient and flavor preferences!"

Spinach Quiche with Bacon or Caramelized Onions & Roasted Red Peppers (serves 4–6)

Ingredients:

1–2 T. olive oil

1 ½ cups chopped fresh baby spinach or other greens, such as chard, kale, (removing the ribs if desired)

5 large eggs, beaten

1 cup milk (whole, 2% or 1%) or cream

Seasonings: Salt, fresh ground pepper, and nutmeg to taste

9 strips bacon, cooked and crumbled (optional)*

¾ cup shredded cheese (Havarti, Gruyère, or Swiss)

1 (9-inch) pie crust, fitted to a 9-inch pie plate and pre-baked briefly

Olive oil or butter, if using 4-inch ramekins instead of pie crust

Directions:

Preheat the oven to 375°F. Film a 10-inch frying pan with olive oil, and sauté the spinach briefly, retaining its bright green color, or just until the greens begin to wilt.

In a medium-sized bowl, combine the eggs, milk or cream, salt, pepper and nutmeg, beating with a whisk.

Layer the spinach, bacon (if using), and cheese in the partially-baked pie crust or lightly greased ramekins, then gently pour the egg mixture on top. Bake for 35–40 minutes (if a full quiche with pie crust), or 18–20 minutes (if individual ramekins), or until the



Breakfasts at The Buckingham Inn are a team effort.

egg mixture is set. Allow to cool several minutes before serving.

***For a meatless option**—substitute the following caramelized onions for the bacon

1 medium onion, peeled, cut into thin strips

1 T. olive oil

1 t. balsamic vinegar

½ cup roasted red pepper, cut into thin strips

1 t. dried oregano

Directions:

In a sauté pan, heat 1 T. olive oil and cook onions slowly over medium-low heat for about 10 minutes, until they caramelize, but don't burn. Transfer them to a bowl, add the vinegar and let sit a few minutes. Drain any excess moisture before proceeding with the recipe above and adding the caramelized onions and red pepper to the quiche. Substitute 1 t. oregano for the nutmeg referenced above. ■

Timesaving Tips for Gardening—Taylor Elkins, Owner/Designer, Blue Iris Landscaping

For everyone who has spring fever and is itching to get out in the garden, wait a few days for the mud to dry, then get out there and cut down all the old garden refuse and weeds. If you cut everything small enough you can leave it on the ground to be mulched over later. I mow my gardens in the very late fall to take care of the spring cleanup, leaving only a few plants that have interesting winter forms.

The second thing you should do is start weeding. All of us have perennial weeds such as Creeping Charlie and dandelions, and small volunteer trees. Early spring is a good time to attack them. They are out in the open and can't hide in your beloved perennials like they do in the summer. Every dandelion and piece of Creeping Charlie you pull in the early spring stops generations of weeds later in the summer.

Another tip that will save you time is mulching before any of the plants start coming up (right after you are done weeding). While the ground is bare you can dump wheel barrows of mulch on the garden and easily spread it out without worrying about damaging plants. You can even do this if your spring bulbs are just starting to poke up. However, once you start seeing actual leaves instead of short spikes you should wait until the spring ephemerals and bulbs have died back and then mulch around your perennials and bushes. Never mulch a perennial bed more than two inches at a time. Many people like to spread a one-inch layer of mulch each spring to give the garden that fresh look. Otherwise, you can mulch two inches every other year.

The next thing gardeners often start thinking about is fertilizing their lawns and gardens. For this, you should be patient. Fertilizing before Memorial Day will stimulate the plants to put out a larger than normal flush of leaves. This creates a plant without enough roots to support it. Fall, early winter and very early spring are the times when plants do a lot of root growth to support the number of leaf buds they have formed in the fall. If you change that ratio you will have plants that are losing water through their numerous leaves faster than the roots can supply water. If you wait, you will have less watering to do in the summer.

Your goal when choosing a type of fertilizer is to find one that will release small amounts slowly over time. This gives the plants a constant supply of nutrients at a level that they can handle, and does not damage the bacteria and fungi in the soil that are necessary for survival. When you look at the label there will be three numbers 6-4-2 or some variation of these numbers. The first number is the nitrogen which

regentneighborhood.org



A host of golden daffodils fluttering and dancing in the breeze—apologies to William Wordsworth

stimulates leaf growth. The second is phosphorus which stimulates root and flower growth. The third is potash which helps with the general health of the plant. This is a simplified version of what each element does but it is generally true. I prefer to use organic fertilizers that slowly give off small amounts of nutrients. These fertilizers are dependent on bacteria to break down the fertilizer into nutrients the plants can use. This both feeds the bacteria that help create rich soils and feeds the plants. The problem with synthetic fertilizers is they tend to be high in nitrogen which can kill the bacteria and will stimulate a lot of sugar production in the plant, attracting sucking insects such as aphids, scales, and leaf hoppers. These insects then drain the plant of energy and can introduce diseases.

Note: If you get a sucking insect infestation give it a few weeks before you spray. Small predatory wasps will often find the insects and clean them up for you. If you are interested in more plant care instruction you can go to Blueirislandscaping.com. I hope you enjoy this glorious spring. ■

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Composting News

by Eric Wiesman, Sustainability Chair, RNA Board

Happy spring, neighbors!

The food scraps recycling program is back again at the Madison Streets Division's drop-off sites. Collection has started at 1501 Badger Road, 4602 Sycamore Avenue, and 402 South Point Road. You will find black and orange carts in which to empty your food scraps. There is a wonderful tool called BetterBin that helps you determine what materials are accepted. To use this for the Madison Food Scraps Recycling Program, go to openbetterbin.page.link/Madison. You can browse by category and search for specific items if you have questions. Please see the City of Madison website for more specific information and FAQs: cityofmadison.com/streets/food-scraps/



Another option for putting food waste to good use is sharing with our neighborhood through Sharewaste.com. You can sign up for free either as a donor if you have food scraps you are looking to donate, or as a host if you would like to collect additional food scraps for your garden or chickens.

There is a map of the community that shows the location of hosts that will accept your food waste. The closest host is in the Nakoma area, so if any of you are interested, there is room for hosts in our neighborhood!

Your partner in sustainability,

Eric ■

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Our COVID Year—News from The Regent Market Co-op

Larry Dooley, RMC Board Member

We have all been challenged over the course of this past year and we have seen successes and obstacles in that time. One institution that rose to the challenge is your Regent Market Co-op. This was possible because of the outstanding support of our community, as well as store management and staff that were flexible and dedicated.

We thank our neighbors who have been longtime members and the many new members who joined during the COVID year. In addition to shopping at the store, members helped by setting up a prepaid account, paying with cash or checks and helping us spread out our bond obligations through extension and forgiveness. As always, we welcome you to the store as a shopper, member or volunteer.

We thank the Co-op's manager John and the staff who have kept the store thriving. While there were challenges, the store was able to adapt and stay open to serve our neighborhoods. That meant closing the store to in-person shoppers initially and imposing



limits on the number of customers later, but it also meant offering delivery hours and curbside pickup. Both of these options are still available to members, just call 608-233-4329.

Going forward there is much to look forward to. This spring, El Grito Taqueria will join us again and there will be tables for outdoor, distanced seating. We are hopeful that will be just the first step in returning the store to a social hub, in addition to the neighborhood anchor that persisted through a pandemic year. ■



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What I'm Reading—Eve Galanter

Neighbor Eve Galanter's list of accomplishments is long: Executive Director of the Democratic Party of Wisconsin; four-term alder on the Madison City Council; director of former U.S. Senator Herb Kohl's Madison office; past chair of the Madison Civics Club; past chair of the Wisconsin Women's Network; past president of the YWCA of Madison Foundation, Wisconsin Women in Government, and TEMPO Madison. She serves on several boards, including The Madison Library Board and has just become its president. That's why we wondered what she's been reading. As one might expect, it's a long list, too.

RNA: What book is on your night stand?

EG: *This Tender Land* by William Kent Krueger. [A New York Times Bestseller, a novel about four orphans on a life-changing odyssey during the Great Depression.] I read all the others on my list, this year.

RNA: And those are? Mostly novels?

EG: *Homeland Elegies*, by Ayad Akhtar; *Daisy Jones and the Six*, by

Taylor Jenkins Reid; *Such a Fun Age*, by Kiley Reid; *There, There*, by Tommy Orange; *The Lost and Found Bookshop*, by Susan Wiggs; *Burial Rites*, by Hannah Kent; *Caste: The Origins of our Discontents*, by Isabel Wilkerson; *The Nickel Boys*, by Colson Whitehead.

RNA: What's your reading pattern? Do you read several books in a given time frame, or just one at a time?

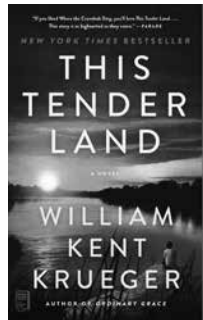
EG: One at a time.

RNA: Where's your favorite place to read?

EG: On my screen porch, so I read far more in the warmer months.

RNA: What's on your current "hold" list?

EG: *The Warmth of Other Suns*, by Isabel Wilkerson and *The Vanishing Half*, by Brit Bennett. ■



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Crossword Puzzle—Created by Katya Maes

Regent neighbors may know Katya Maes as outdoorswoman, cross-country skier, reader, wife, mother of three, dog walker, and enigmatologist. Enigmatologist? Try cruciverbalist? Still no idea? Maes creates crossword puzzles, and she's done a Regent Neighborhood-specific one for us. Born in Moscow (Russia), with a Bachelor's in History from the University of California, Berkeley, Maes creates crossword puzzles and trivia games for Madison's StatePoint Media, a sponsored editorial content service company co-founded by her husband Roger. Her choice of a career is the result of a combination of interests in the origin and meaning of words, history and pop culture, and a lifelong love of reading. ■



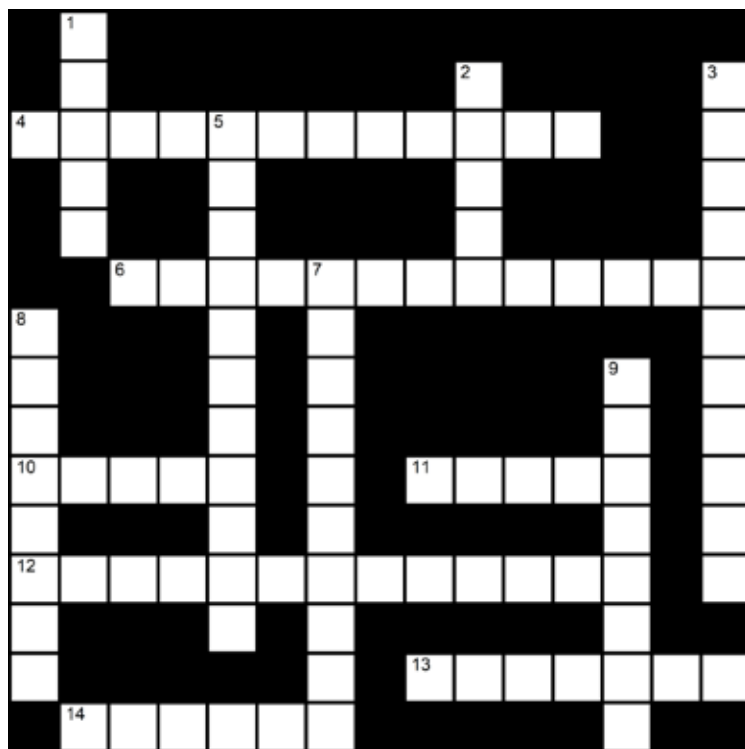
Katya Maes

Across

- 4 Olin House temporary resident (2 words) (7,5)
- 6 Home of the Raccoons (2 words) (7,6)
- 10 Highland Underpass _____ Project (5)
- 11 Breese Stevens , 1884-1885 (5)
- 12 Popular style of architecture (2 words) (7,6)
- 13 West High School's team (7)
- 14 Submarine stop (6)

Down

- 1 The first house in University Heights, a.k.a. "_____'s Folly" (5)
- 2 Olive Jones _____, Stevens Street _____, and Hillington Green _____ (5)
- 3 Famous environmentalist, once a Van Hise St. resident (2 words) (4,7)
- 5 Lathrop, Chadbourne and Van Hise (11)
- 7 Small, Sullivan and Riley (10)
- 8 Bradley House fraternity (2 words) (5,3)
- 9 F. L. Wright-designed Gilmore House nickname (8)



(puzzle solution on page 23)



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Architecture Update

There was much interest in our last issue's article about neighborhood architect Alvan Small. People keen on learning about the architectural traditions of University Heights can:

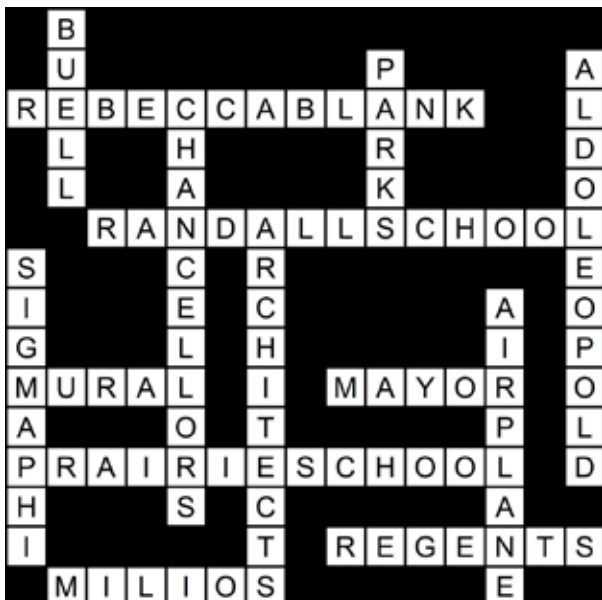
- Request a free copy of *The University Heights District: A Walking Tour*, a self-guided architectural tour written by Timothy F. Heggland and published in 1987 by the Madison Landmarks Commission along with the RNA. A handful of copies are still available. Contact: rlhess@wisc.edu
- Participate in a docent-led walking tour organized by Madison Trust for Historic Preservation, beginning this spring. Tours are city-wide but dates for the neighborhood are:
 - Saturday, June 19, 11 a.m.
 - Saturday, July 27, 11 a.m.
 - Thursday, August 19, 6 p.m.
 - Saturday, September 25, 11 a.m.

Tickets are \$10 for adults, \$5 for students. Members, free. View tour details and purchase tickets at madisonpreservation.org. The Madison Trust for Historic Preservation celebrates and advocates for the preservation of historic places in the Madison area. ■



Architect Louis Sullivan's Harold C. Bradley House is included on the historic walking tour of the University Heights neighborhood. Photo by Paul McMahon.

Crossword Puzzle Solution



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The Monroe Street Farmers' Market

by Theresa Metzger, MSFM Volunteer Board Member

The 2021 Monroe Street Farmers' Market will run May through October every Sunday from 9 a.m. until 1 p.m. in the Edgewood High School parking lot. The MSFM features a variety of local products including fresh vegetables and fruits, locally pastured meats, cheeses, specialty items, gifts, prepared food, live music, family-friendly activities, and more. There is ample free parking available. To stay current on market updates, sign up for our weekly newsletter via monroestreetfarmersmarket.org/newsletter-signup. ■



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