



# Regent Neighborhood

November 2020 Newsletter | [regentneighborhood.org](http://regentneighborhood.org) ASSOCIATION

Please join us for the 2020  
RNA Fall Membership Meeting  
Monday, November 16, 7 p.m.  
via Zoom

*featuring*  
Carol "Orange" Schroeder,  
co-owner of Orange Tree Imports  
&  
John Imes,  
Monroe Street Merchants Association

- To register for the meeting, go to [regentneighborhood.org/](http://regentneighborhood.org/)
- For more info, see article at right

#### Announcement of Proposed Bylaws Change:

Proposed bylaws changes will be voted on at the Nov. 16 meeting. The RNA's bylaws state that the membership must be notified seven days prior to a Board meeting when bylaw amendments will be considered. Please see the RNA website for the written proposed bylaw amendments at [regentneighborhood.org/](http://regentneighborhood.org/) The above statement complies with the notification requirement as written in the bylaws.

## A Note from the Interim President

Greeting Neighbors,

Fall is upon us, what with sandhill cranes and geese flying overhead, foliage changes and leaf pick up. Still, it's been an unusual fall because of COVID-19: none of the excitement of UW Badgers band practice or home football games.

Still, we are excited to announce the Highland Avenue Underpass Art Project is at last underway. Walk over and watch the progress.

And please attend our annual but virtual Regent Neighborhood Association membership meeting, Monday, November 16 at 7 p.m. (See box, this page.) Guests Orange Schroeder and John Imes will talk about COVID's impact on small businesses and what we as neighbors might do to help.

Additionally, we will be holding elections for the open RNA table officers and Board members at-large. I have found serving on the RNA Board very rewarding, meeting neighbors and participating on committees for the betterment of our neighborhood. I encourage you to consider joining the RNA Board.

The open Board seats are: President, President-elect, Secretary, Communications Chair, Development and



RNA Board President  
Mary Czyszczak-Lyne

*(continued on page 2)*



## Regent Neighborhood ASSOCIATION

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

### **Officers**

*Interim President / UW Relations*

Mary Czyszczak-Lyne  
mary.czyszczaklyne@wisc.edu

*Vice President/President-Elect*  
OPEN

*Secretary*  
OPEN

*Treasurer*  
Steve Scheller  
steve\_scheller@yahoo.com

### **Board Members**

Dominic Colosimo  
*Festivals Chair*  
dominic@the608team.com

Ellie Feldman  
*School Relations Chair*  
ellie@the608team.com

Ronnie Hess  
*Newsletter Editor*  
rlhess@wisc.edu

Stephanie Jones  
sgjones2@wisc.edu

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jonmiskowski@gmail.com

Dan O'Callaghan  
*Membership Chair*  
danocallaghan@gmail.com

Jessica Osiecki  
jess.osiecki@gmail.com

Charlie Peters  
*Streets & Transportation Chair*  
capeters53@gmail.com

Ron Rosner  
rosner7@charter.net

Eric Wiesman  
*Sustainability Chair*  
SustainableRNA@gmail.com

OPEN  
*Communications Chair*

OPEN  
*Development & Preservation Chair*

*Graphic Design by Mary Sarnowski*

## A Note from the President *(continued from page 1)*

Preservation Chair, and five Board member-at-large seats.

I want to welcome new Board members Ellie Feldman (School Relations), Dominic Colosimo (Festivals) and Stephanie Jones (At-Large). There's a note of introduction from Ellie and Dom on page 4. In the next edition of the newsletter you'll hear from Stephanie.

I also want to thank current RNA Board members for all of their work and commitment, making the Regent neighborhood the best neighborhood in Madison. (I admit, I am biased.)

We look forward to seeing you at the virtual Fall Membership meeting.

Best regards and stay well,

Mary

## RNA Board Meetings via Zoom

• **January 25, 2021**

• **February 22, 2021**

The RNA Board meets on the fourth Monday of each month via Zoom until further notice. Go to [regentneighborhood.org](http://regentneighborhood.org) for instructions. These meetings are open to the general public. Agenda items are solicited through the RNA listserv or can be emailed to [mary.czyszczaklyne@wisc.edu](mailto:mary.czyszczaklyne@wisc.edu).

## Join the RNA Google Group —

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



# The RNA Working for You: Thinking Globally, Acting Locally

by **Charlie Peters, Streets and Transportation Committee Chair**

Perhaps you are concerned about childhood education, or the environment, or social justice, or architectural preservation, or safe transportation... or all of these. The Regent Neighborhood Association (RNA) exists as your grassroots conduit for each of these and other issues.

The RNA communicates in an ongoing manner with our District 5 Madison City Alder, our Dane County District 10 Supervisor, our local school principals, various UW committees, City departments, and other nearby neighborhood associations to advocate for neighborhood interests over a wide range of topics.

Here are a few of the projects recently overseen by the RNA:

**The School Relations Committee** has developed a college scholarship for deserving West High graduates, implemented a book bag program for needy students, put in place a food pantry for West High students. It discusses other needs/issues with principals at grade-, middle-, and high-schools that serve the neighborhood.

**The Streets and Transportation Committee** has developed a neighborhood transportation plan, arranged meetings with city officials regarding various neighborhood safety concerns and street reconstruction plans, developed an incidents report and map to track unsafe incidents, and worked with the City on parking issues.

**The Festivals Committee** has put on the annual neighborhood July 4th celebration for many years and in the past has also organized neighborhood garden tours and garage sales.

**The Communications Committee** maintains the RNA website, produces and manages ads for a quarterly newsletter, manages the RNA listserv, and provides support to neighborhood businesses.

**The University Relations Committee** arranges a Fall walk about with the Madison Police Department to welcome and acquaint students with the neighborhood, serves on the City of Madison Joint Campus Area Committee (JCAC) representing the RNA, rotates with other area neighborhoods impacted by fall football on the UW Athletics Stadium Operations Committee, and currently by nomination and appointment by the JCAC represents the JCAC on the UW-Madison Design Review Board.

**The Development and Preservation Committee** has worked with the City to develop the University Avenue Corridor Plan that provides guidance for development,



**Regent Neighborhood**  
A S S O C I A T I O N

and has worked with the city to oversee implementation of plan elements; and works with the Madison historic preservation section to assess concerns relative to the Regent Neighborhood historic district.

**The Sustainability Committee** develops approaches and networks with recycling leaders to support sustainability activities in the neighborhood, collaborates with the West High Green Club, and works with the City to improve green spaces in the neighborhood.

Additionally, the RNA board oversees an interactive contractor data base, has been working with the city and UW to plan for art installations in the Highland Avenue underpass and the Walnut Street underpass, and has hosted conversations with a variety of social justice leaders in the community.

The RNA completes all the efforts mentioned above through neighborhood volunteers, as well as with the funding from those neighbors who become members - \$10 per year for families; \$5 per year for individuals, and \$25 per year for businesses. The RNA Board is always eager for neighbors to oversee new committees or work on existing committee issues. There are currently openings for the President, Vice President, Secretary, Development and Preservation Chair, and Communications Chair. This is your opportunity to contribute to our wonderful neighborhood. Please contact Mary Czyszczak-Lyne at [mary.czyszczaklyne@wisc.edu](mailto:mary.czyszczaklyne@wisc.edu), or any other RNA board member. ■





## Meet Your New RNA Board Members and Neighbors at 2208 Regent Street:

by **Dominic Colosimo and Ellie Feldman, Co-owners of “The 608 Team”**

We are so excited to be your new neighbors. We fell in love with the former DwellHop building the moment we saw it. Since purchasing it we have done some significant renovations on the exterior and the interior of the building. We wanted to update the structure while staying true to its 1920's character, ensuring it fit into this historic neighborhood.

We met working as independent agents at RE/MAX Preferred and merged our businesses to create something bigger and more representative of us, our clients and community. After surviving Hodgkin's Lymphoma at age 27, Ellie's world shifted. Giving back to our community—supporting housing-related local charities and offering space at 2208 for small meetings and charity events—is now what fuels our passions for real estate. You can see this in our mission and vision.

Dominic was born and raised in a suburb of Cleveland. He attended Purdue University, graduating with a degree in Business Management and Economics. Dominic worked as a director for Target for nine years and started in real estate as an investor in residential rental units. Ellie is Madison born, raised, and educated, growing up in the Vilas neighborhood and attending Franklin-Randall,



*Ellie Feldman, School Relations Chair, and  
Dominic Colosimo, Festivals Chair*

### Welcome to Our New Advertiser—

An advertisement for Cadre restaurant. At the top, the word "cadre" is written in a large, stylized, lowercase serif font. Below the name is a black and white photograph of a bowl filled with a salad or a mix of small food items. To the left of the bowl, the words "FRENCH INSPIRED" are written vertically in a small, sans-serif font. To the right of the bowl, the words "WISCONSIN MADE" are written vertically in the same font. Below the photograph, the text "FOR RESERVATIONS CALL (608) 819-8555" is printed. At the bottom, the website "cadrerestaurant.com" and the address "2540 University Ave, Madison, WI 53705" are listed.

Hamilton, and West High School. She graduated from UW-Madison with a degree in Consumer Affairs in the School of Human Ecology. After graduation Ellie started working at a local, women-owned, commercial real estate firm and obtained her real estate license. Ellie quickly switched to residential real estate; craving more personal human connection, and hasn't looked back since.

In our spare time, you can find us walking our dogs Wrigley, Abe and Charlie, and spending time with our friends and family. ■

A graphic with a dark gray background. On the left, the words "Your ad" are written in a white, elegant script font, followed by the word "HERE" in a large, bold, white, sans-serif font. To the right of this, the text "ad rates and schedule at:" is written in a smaller white font, followed by the website "regentneighborhood.org" in a larger white font. The entire graphic is framed by a dark gray border.

## Alder Report — District 5

Dear Neighbors.

I hope you and your loved ones are staying safe and healthy. This has been such a tremendously challenging year and one that has shone the light on so many issues we need to tackle as a community. I have done my best to continue to represent all of you with a deep sense of responsibility through these historic times. Below are some key issues that you will find of interest:



Alder Shiva Bidar

**2021 City Budget:** The Council is currently in the midst of discussing the 2021 City Budget. The budget details can be found at [cityofmadison.com/budget](http://cityofmadison.com/budget)

**Snow Emergency Zone:** As you may recall, last fall the Snow Emergency Zone (SEZ) was expanded to parts of our neighborhood with plans to further expand it this year. Starting this fall/winter, the full expansion of the Snow Emergency Zone will be in place and apply to the entire Regent Neighborhood.

### ***What does this mean for you?***

- **Alternate Side Parking:** You only need to abide by alternate side parking restrictions **during** declared snow emergencies. This is great news as you won't need to remember to park on alternate sides every night regardless of weather!
- **Clean Streets/Clean Lakes:** Many streets within the Snow Emergency Zone also have posted year-round Clean Streets/Clean Lakes parking rules. During a Declared Snow Emergency, follow both Clean Streets/Clean Lakes and alternate side parking rules.
- **One-sided Parking Blocks:** Blocks with one-sided parking are exempt from alternate side parking

requirements, including during a Declared Snow Emergency.

- **Other Posted Parking Rules:** Follow all posted parking rules, including during a Declared Snow Emergency.

To receive email or text alerts about declared snow emergencies, sign up at [cityofmadison.com/winter](http://cityofmadison.com/winter).

You can check the City Snow Emergency Zone website to see the full map of where the SEZ will be. Here is the link to that page: [cityofmadison.com/residents/winter/parking/SEZ.cfm](http://cityofmadison.com/residents/winter/parking/SEZ.cfm)

**Common Council to Discuss Possible Changes to Council Structure:** The Common Council is discussing the implementation of the recommendations of the Ad Hoc Task Force on the Structure of City Government (TFOGS). You can find the task force report here: [cityofmadison.com/task-force-on-government-structure](http://cityofmadison.com/task-force-on-government-structure). I encourage you to read it and share your opinions about the recommendations, specifically around reducing the number of alders and making the position of alders full-time paid positions.

Thank you for your continued involvement in neighborhood and city issues. As always, please do not hesitate to contact me with any comments, questions, and/or concerns. I can be reached at [district5@cityofmadison.com](mailto:district5@cityofmadison.com). ■



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Every day since March 11th, 1984 the InnTowner Team has proudly provided a clean, comfortable, convenient location for our valued guests. Whether bright sun or dazzling snow, in sickness or in health, our friendly Team thrives on showing compassion to all who walk through our front door. In tandem with our amenities, our partnership with the UW Madison Hospital & Clinics Authority, UW Madison, and local businesses have been keys to our pride and success. We thank those who have entrusted us to uphold our high standards and exceed expectations at any turn of events. We celebrate our hardworking Team for the wonderful environment that it maintains. The InnTowner participates in the "We Care Clean" program. It's our commitment to keeping you safe and healthy with industry-leading cleaning standards. The incredible healthcare workers are here for humanity, we add to their hospitality. We are always here for you.



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## Dane County Board Report — District 10

I hope this edition of the RNA Newsletter finds you and your family safe and healthy. The Dane County Board continues to meet virtually. Since fall is when the County starts its annual budgeting process, multiple budget hearings have been conducted in September.

As Dane County experiences community spread of COVID-19, the County received funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Dane County was provided with a \$95 million payment from the United States Treasury as part of the \$150 billion Coronavirus Relief Fund to governmental entities. The Board previously approved food insecurity as a top priority to address in the current crisis and reaffirmed its commitment by adding \$2 million to the previously approved food program to supplement the resources available to supply food pantries.

On the budget front, Dane County Executive Joe Parisi has made some early announcements to his 2021 Budget:

- \$2 million to help the Urban League purchase a site for an economic development hub along the South Park Street corridor dedicated to supporting minority-owned businesses. The project will be modeled after the Sherman Phoenix project in Milwaukee, an entrepreneurial hub in the Sherman Park neighborhood providing high-quality commercial space and support for small businesses.
- \$300,000 to plan a mental health triage and restoration center. A triage and restoration center (also known as a crisis center or a stabilization center) provides services to address mental health challenges both inside and outside the criminal justice system. It is generally grounded in the concept of “no wrong door” and individuals can access services



*Supervisor Jeremy Levin*

by walking in, a referral from a community partner, or be brought by law enforcement.

- \$1.75 million to expand the Continuous Cover Program, where interest by farmers and rural property owners continues to outpace available funding. The popular program helps to preserve lands from the ongoing pressures of development, reduce run-off, and mitigate the effects of climate change. To date, Dane County has protected close to 700 acres of land in 22 townships. Converting to grasses and pollinator habitat has reduced phosphorus run-off into local waters by over 1,700 pounds a year.
- More than \$6 million in the budget, including \$2.5 million in new money, to continue the Yahara Chain of Lakes Sediment Removal Project, which started this summer and is designed to improve flow—moving rainwater (that currently sits in the lakes for weeks) through at a steadier clip.
- More than \$9.1 million to keep the “Suck the Muck” program going, which continues to remove phosphorus from river and stream beds that feed into area lakes.

The Board committees will hold hearings in October to hear from the public and finalize the 2021 budget in November. 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](mailto:levin.jeremy@co.dane.wi.us) or call me at 608.577.9335. ■

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## A Message From Representative Shelia Stubbs

I am so pleased that I can contribute to this newsletter, and I am proud to continue to represent you all in the Capitol. In a special session called in response to the tragic shooting of Jacob Blake, Governor Evers and Lt. Governor Barnes urged legislative leaders to consider nine criminal justice reform bills. Among these bills was a bill I drafted that would create a civil course of action if someone is the victim of profiling by proxy. The other pieces of legislation included requiring the Department of Justice to collect demographic information on use-of-force incidents, banning chokeholds and no-knock warrants. I was incredibly disappointed that my Republican colleagues refused to schedule these bills to a debate and a vote.



*Representative  
Shelia Stubbs*

While the Special Session was unsuccessful, I believe there is another way forward. Along with Assembly Majority Leader Jim Steineke (R-Kaukauna), I have been given the responsibility to co-chair the Speaker's Task Force on Racial Disparities. This task force will bring together community leaders, faith based groups, public health officials, leaders in law enforcement, and other experts to end the racial disparities that plague our community. We will be analyzing legislation that has been previously introduced, and explore new options so that we can bring forward meaningful change in the next legislative session. I am incredibly thankful for this opportunity, as I will use this platform to make the case for bold, swift change in our state. I truly believe that solutions are coming, and I will do my best to bring your voices to the table. We must create real solutions in Wisconsin to ensure that there are no more incidents like Jacob Blake's or Tony Robinson's.

Legislative battles regarding police reform are a major focus of the country at the moment, but we are living in uncharted waters regarding health and public safety as well. COVID-19 has caused so much grief and pain in our community. My deepest condolences go out to all those who have been impacted by this horrifying pandemic. As public health officials have said: Always wear a mask in public spaces, and avoid close contact with those outside of your household.

As I end my first term as your representative, I want you to know that I am humbled and honored to uplift your voices, and propose real change in our state. In this last session, I authored legislation that

would create a Council for Equity and Inclusion. While that legislation has not yet passed, Governor Evers enacted Executive Order #59 which created an advisory council centered on equity. The Governor saw what I proposed in the legislature, and brought forward reform of his own.

As your representative, I will continue to work to improve the lives of everyone in our community. Now is a time of real change, and we need real leadership and action to match it.

Please, do not hesitate to call my office with any issue you are facing in the community, or to voice your opinion on a topic. The concerns and questions of my constituents are a top priority. My office can be reached at 608-266-3784 and I can be reached by email at [Rep.Stubbs@legis.wisconsin.gov](mailto:Rep.Stubbs@legis.wisconsin.gov). You can also keep up to date by following me on Facebook at [facebook.com/repstubbs](https://facebook.com/repstubbs) and on Twitter at [twitter.com/RepStubbs](https://twitter.com/RepStubbs). Thank you. ■



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## Around the Neighborhood

COVID-19 hasn't kept us in our houses. It has, rather, encouraged us to exercise around our houses—going for walks, “treasure hunts” looking for clovers and rainbows in neighbors' windows, gardening. As we look about us, we see things we

hadn't noticed before—a redesign of a landmark building, a new home on what had been a buildable lot, artwork. Here are some articles that develop some of these ideas.

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## What's New at The Storybook House\*

by Sue Ahn and John Flanery

Upon first moving to Madison seven years ago, we bought a house in the Rocky Bluff neighborhood with the goal of finding our “forever” home in University Heights, a neighborhood we didn't know but had heard good things about. For the next three and a half years we waited and watched for the perfect house. Meanwhile, we fell in love with University Heights. The sidewalks, the trees, the people, the historic character and the energy. We walked our dogs through the neighborhood hundreds of times and met so many great people. We talked and dreamed about owning one of these historic gems. When the Storybook house came on the market, we felt as if we already knew it well from walking by so many times. We put in an offer immediately and are honored to be its newest caretakers.

We absolutely love this one-of-a-kind house! Like so many houses in the neighborhood, it's obvious that it was designed and built thoughtfully with great pride. We love the character and deeply respect its history. When we bought the house, we were thrilled to receive a copy of a diary written by the home's first owner, Katherine Hall\*\*, who chose Frank Riley as her architect. She shares her experience from groundbreaking to moving in. She goes into great detail about working with Mr. Riley and the various crews of builders and suppliers she dealt with.

In our research we also found a copy of the early drawing made by Mr. Riley, showing his intent to build a room on the western side, to provide balance with the parlor to the east. We knew we had to fulfill his initial plan. We've been adamant throughout the process to maintain the unique character of the house, ensuring the room is built with the greatest attention to detail possible, so it looks and feels original.

We'll never know the exact reason why the room in question wasn't added as part of the construction, but there are some details in Mrs. Hall's Diary that may explain. She talks about the difficulty Mr. Riley had in finding good quality labor that



*The owners of the Storybook House found “a copy of the early drawing made by Mr. Riley, showing his intent to build a room on the western side, to provide balance with the parlor to the east.”*

met his extremely high standards. She talks about crews arguing with him when he tore out their work and required them to redo it at their own expense. There is mention of a city tradesmen strike and long stretches of time when construction was stalled because labor couldn't be found. She began making choices to simplify things in an effort to speed completion of the house. She eliminated an elaborate staircase, a third chimney and a large pantry, and ultimately we believe she decided to eliminate the room in question.

Our goal is to build this room and complete the house, ultimately fulfilling Mr. Riley's original design intent. We want the addition to appear as if it's always been there, adding to the beauty of the neighborhood.

### **From The State Historical Society:**

\*\*“The design of the “Storybook House” at 2114 Van Hise Avenue, was inspired by fairytale drawings and French Norman architecture. The house was built of hollow baked tiles and covered with rough plaster in 1920.”

*(continued on page 9)*



(continued from page 8)

**\*\*Katherine (Hall) Zimmerman** commissioned Frank Riley, the architect who designed East High School and the Madison Gas and Electric Co. building, and Riley's associate, Henry Nehrlinger, a native of Germany to build the house. Zimmerman was

the mother of Arboretum naturalist James H. Zimmerman, who lived in the home.

## What Happened to the Vacant Lot?

by **Janine and Matt Wachter**

It started back in fall of 2016 when we were looking for a house to do an HGTV style gut renovation after having maxed out our existing house in Dudgeon-Monroe through a series of renovations to accommodate our young family.

Our number one priority was to have a house that was a quick commute to our jobs downtown with easy access to parks and restaurants. Having lived on the Near West Side for over a decade, we started our search nearby.

After obsessing over available houses in the area, Janine discovered and convinced Matt (a real estate professional) to buy a house on Mason Street because it came with a separate, vacant, legal lot on Franklin Ave. We quickly got to work performing some interim renovations on the Mason house while thinking about what we wanted to do with the vacant lot.

Being in the industry, Matt leaned on Bluestone Custom Homes, with whom he had worked before, and our friend Jake Morrison of MoTis Architects to design a modern Scandinavian style home.

The house needed to combine all of the lessons that we learned from our previous renovations, modern construction best practices, and a desire for modern design while fitting into a narrow infill site.

Our main priorities were to have open spaces for entertaining friends and family, durable and sustainable materials, a tight and well insulated building envelope, a consistent contemporary aesthetic, and a functional floor plan with lots of flexible storage. We wanted something that would work for the stage our family is in now as well as fit our needs as our children grow. The resulting design was a clean black box on the outside containing an open light-filled space within.

The road between design sketches and a finished product was winding, with delays from historic flooding and a polar vortex as well as unexpected costs and design adjustments, but by working closely with our construction team, we got the house we wanted. We couldn't be happier with the result, getting our dream house in one amazing neighborhood. ■



*The Wachters' new house on North Franklin Ave. combined "modern construction best practices, and a desire for modern design while fitting into a narrow infill site."*

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# The Jeffersons at Forest Hill Cemetery\*

Reprinted with permission from "Thomas Jefferson's black descendants in Madison," the Wisconsin Historical Society, March 18, 2015

"Rumors that Thomas Jefferson fathered children with a slave, Sally Hemings, started more than 200 years ago. Recent DNA analysis has persuaded most historians that the author of the Declaration of Independence was indeed the father of Eston Hemings (1808-1856), who moved to Madison in 1852 with his wife and three children.

"A cabinetmaker and musician, Eston Hemings (who added Jefferson to his name when he moved to Wisconsin) died soon after arriving in the city and left little evidence about himself in the public record.

"His eldest child was Col. John W. Jefferson (1835-1892), proprietor in the late 1850s of Madison's American House hotel. He led Wisconsin's 8th Infantry during the Civil War until, after being severely wounded twice, he was mustered out in October 1864. He moved to Memphis, Tennessee, after the war.

"Eston H. Jefferson's second child was a daughter, Anna W. Jefferson (1836-1866). She married in Madison but died young, and like her father left few traces in local documents.

"Eston's youngest child, Beverly Jefferson (1839-1908), worked for his brother and served briefly in the Civil War before becoming proprietor of the American House. Later in the 1860s he ran the nearby Capitol House hotel. He also operated a carriage and trucking service that brought travelers up from Madison's train stations to the Capitol Square. Beverly Jefferson was well-known among most of the state's late-19th century political leaders, who stayed at his establishments when the legislature was in session. He lived in Madison until his death."



*Most historians believe that Thomas Jefferson and Sally Hemings, one of his slaves, were the parents of Eston Hemings (1808-1856), who is buried at Forest Hill Cemetery along with members of his family.*

\*To visit the Jefferson family's grave sites, go to Forest Hill Cemetery along Speedway.

Section 3, Lot 018

[cityofmadison.com/parks/find-a-park/cemetery/search.cfm](http://cityofmadison.com/parks/find-a-park/cemetery/search.cfm) ■

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# Our Neighborhood's Dirty Secrets

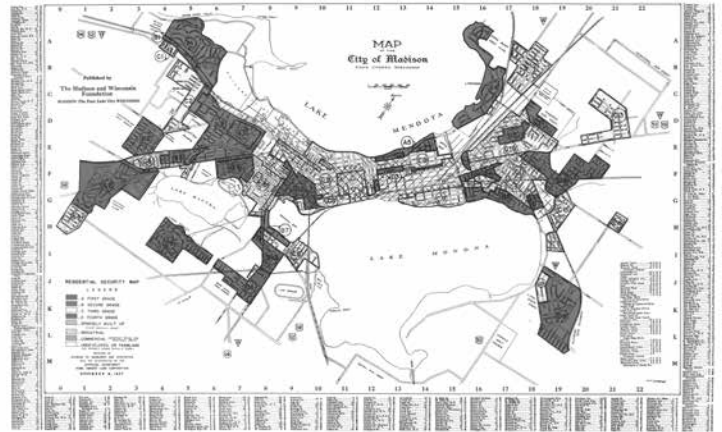
by Julian Edgoose, [edgaggle@gmail.com](mailto:edgaggle@gmail.com)

The average White family today has ten times the wealth of the average Black family. As we wrestle with the racial disparities that plague our society, it is important to understand why that wealth gap is so wide. Few people realize that our quiet, leafy neighborhoods conceal a little-mentioned racist past that, while hidden in old property records, still shapes the communities in which we live.

The PBS documentary *Jim Crow of the North* describes the *Mapping Prejudice* Project at the University of Minnesota, which has scanned all the property deeds in George Floyd's own city of Minneapolis and found widespread "racially-restrictive covenants" dating from as early as 1910. These were contracts tied to the deeds of houses that prohibited people of color from buying the property or even just living in a neighborhood, restricting non-Whites to a few overcrowded areas where (after the Federal Government "redlined" those areas as high risk in 1937) residents were refused mortgages so they had to rent. Unable to buy property freely, people of color were excluded from the American Dream as they couldn't accumulate real-estate wealth, or pass it on to their children. These covenants explain much of why a 2020 study found that Minnesota has some of the worst racial disparities between Whites and Blacks in the nation ([zippia.com/advice/racial-disparity-worst-states/](http://zippia.com/advice/racial-disparity-worst-states/)).

Yet that same study found that the very worst racial disparities in the nation are here in Wisconsin. While no one has scanned the deeds in Dane County, I have been learning about the covenants in our city from neighbors, newspapers, and city officials. Notably, the covenants in Madison often predate those in Minneapolis. For example, a 1906 covenant in Shorewood Hills stated, "None of said lots shall be conveyed to, used, owned, nor occupied by a Negro as one or more tenant." Houses in Hillington/West Lawn (also founded in 1906) could not be sold to "Ethiopians" and that neighborhood was openly advertised as being "restricted", which was also how University Heights was described in rental ads at the time.

Many new neighborhoods had racist prohibitions from the beginning, such as Maple Bluff (1927) that banned "Negroes as owners or tenants." Westmorland's deeds (from 1937) banned "negroes or Italians". The covenant in Crestwood (also 1937) went further still, restricting the community to "members of the Caucasian race" except as "domestic



*Residential Security Map of the City of Madison, by the Home Owners' Loan Corporation, 1937. The map, like other HOLC maps across the US at the time, was color-coded to show neighborhoods deemed desirable or safe. The maps became the basis for discriminatory "redlining." Taken from Mapping Inequality website, [dsl.richmond.edu](http://dsl.richmond.edu)*

servants." Notably, Nazi Germany was passing similarly-worded laws at the same time.

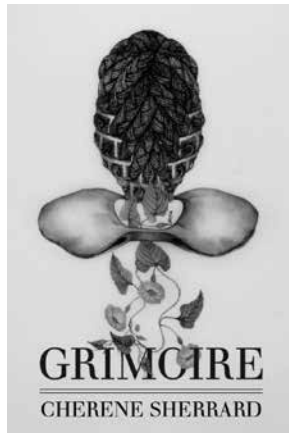
Other neighborhoods were created without racial covenants but later voted to adopt them. This happened in Nakoma in 1931, when residents voted to affirm that, "No part of these premises shall ever be owned or occupied by any person of the Ethiopian race." Racially-restrictive covenants were ruled unenforceable by the Supreme Court in 1948, but they continued to be written until they were outlawed by the Fair Housing Act of 1968, although most remain in the public record. These covenants prevented African American families in particular from passing down property-based wealth from generation to generation, leaving a legacy of economic disparity.

What should this mean for those of us who live in neighborhoods that long excluded African Americans? Many of you might have parents or grandparents who would have signed such covenants when they purchased their houses, relatives from whom you inherited wealth. In addition, the racial map of Madison today still looks regrettably like the 1937 map that formalized the system of racial covenants to "redline" areas where people of color were allowed to live. We must all acknowledge our communities' dirty secrets as we look to repair our society from centuries of legally-enforced racism. ■

**Cherene Sherrard** is a poet, essayist, scholar and neighbor. The Sally Mead Hands-Bascom Professor of English at the University of Wisconsin–Madison, she teaches nineteenth and twentieth century American and African American literature, cultural studies and feminist theory. Her debut full-length poetry collection *Vixen* was published in 2017. Just out this fall is her second poetry collection *Grimoire*, centered on the recovery and preservation of ancestral knowledge and on the exploration of black motherhood. Poet Terrance Hayes has called *Grimoire* “fabulous...recipes, spells, and instructions for survival.” Here’s a poem from the book, published by Autumn House Press and reprinted with permission of the author.



*Cherene Sherrard*  
(Autumn House Press)



## Things to Do with Ginger

Three kinds of ginger blent in the bowl  
I stir while wearing a white evening gown,  
standard wardrobe issue for Ginger Grant.  
All one needs on a desert island. Of all  
the castaways, she is the one whose body,  
stretched into sequins of spun sugar,  
I long to occupy. The way she exhales  
each syllable is the exact balance  
of heat and sweet that must align  
for gingerbread to be edible and not  
something survivors of the S.S. Minnow  
wouldn't touch. The oven fans the air  
effervescent with copper dust.  
I can't take my eyes off the caramel.  
Not even to tie an apron over my ivory  
taffeta, which is, in fact, my unworn  
wedding dress, now tight across the bodice  
but still so loose in the tail of tulle that my  
son is lost in its folds. In my episode,  
Ginger marries the Professor  
after pushing that insipid Mary Ann  
out to sea on a bamboo raft. I imagine  
sharks tearing at her manicured toes,  
drawn to the crimson polish that must  
have been her one personal item.  
Sponge cake soaked in coconut rum,  
spangled with shards of crystallized ginger,  
is perfect for tropical nuptials. Our  
fortunate couple can easily keep their  
vows in a space where the other  
single woman has been set adrift. ■



# A Recipe to Do with Ginger — from Malinda Russell's Kitchen

## from the Editors

Cherene Sherrard's book *Grimoire* opens with a section of poems reimagining recipes from Mrs. Malinda Russell's *A Domestic Cookbook: Containing a Careful Selection of Useful Receipts for the Kitchen*. Published in 1866—39 pages with 250 short recipes—it is the earliest cookbook by an African American woman. Russell was born a free woman in Tennessee. She operated a boarding house and pastry shop, but after being attacked and robbed, she and her son fled the South to Paw Paw, Michigan. There, she wrote her cookbook “hoping to receive enough...to enable me to return home.” This ginger cake (or other foods in the pamphlet) is worth including on the Thanksgiving table in her honor. The manuscript is housed at the University of Michigan Library (Special Collections Research Center, Janice Bluestein Longone Culinary Archive), and a digitized copy is available as a PDF download from Hathi Trust.

## Drop Ginger Cake

Adapted from Malinda Russell's *A Domestic Cookbook* (Paw Paw, MI)

½ cup melted unsalted butter

1 cup molasses

½ cup sugar

2 large eggs

1 ½ tsp. baking soda

1 ½ tsp. cream of tartar

1 tsp. ground ginger

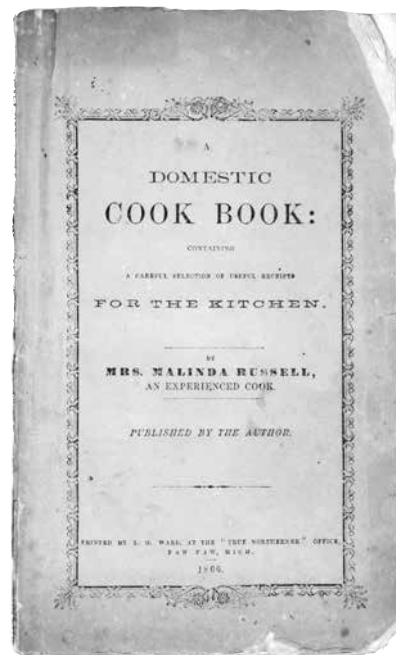
2 ¼ cups all-purpose flour

½ cup sour cream (or Greek yogurt)

Whipped cream, confectioners' sugar or applesauce (optional)

Butter and flour a 9x13" baking pan. Set aside.

In a medium-sized saucepan, melt the butter. Add molasses, combine and let cool. Beat sugar and eggs together in a bowl. Add molasses and butter. In another bowl, mix together soda, cream of tartar, ginger and flour, and add to the liquid ingredients alternating with the sour cream. The batter should be stiff. Pour into buttered, floured baking pan and bake at 350°F for 40–45 minutes or until a toothpick comes out clean. Cool, cut into squares and serve with a dusting of confectioners' sugar, a dollop of whipped cream or applesauce. ■



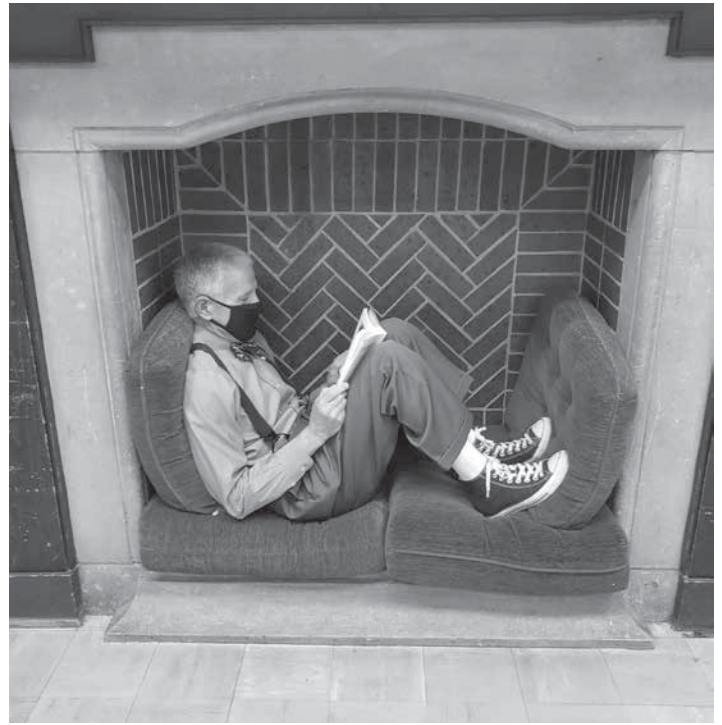
Drop Ginger Cake—Original recipe from Malinda Russell's cookbook. (University of Michigan Library, Special Collections Research Center)

## Greetings from Randall!

Some years ago, I relinquished my principal's office in favor of nomadic leadership. The practice allowed me to complete tasks while in the company of students and staff all around the building. The move also prepared me well for the virtual model, especially when in the domestic domain. Like many others, I have been unable to stake a claim on any particular part of our family's shared abode. Bandwidth and fellow inhabitants often send me flailing about to get better reception from both.

Certainly, while in the halls and classrooms of pre-virtual Randall, I was occasionally removed from my chosen station by an activity that had priority over my preferred seating. Such is not the case these days. The school is my oyster and I can settle in wherever I please. As a result, I have come to know spaces that I was formerly denied. Among the most unique is a converted fireplace that now serves as a reading corner. Formerly, I could never hover to the hearth during the day due to students' property rights. Now, I can take full advantage of the vacant chamber. Rather than find comfort there, I feel more lonely than cozy due to the children's absence.

Visiting our virtual classrooms each day, I've come to know the various environs of our scholars. Many are under their own roofs while others study from a menagerie of sites, even the zoo! All are striving to adapt, often commenting on how much they wish they



*Randall Principal John Wallace takes a muffled breather.*

were back at Randall. Of course, it's not Randall the building they miss most, but those with whom they share it.

Go Raccoons!

John Wallace, Randall School Principal ■

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## West High School Report: What a year 2020 has been!

Launching school virtually has been a great opportunity for our staff. Building on the work we did all summer—if you know a teacher, you know most of them never actually stopped working—we were as prepared as possible to start the school year online. One month later, we have realized a lot about new technologies and novel ways of communicating. We're learning how to be more precise and transparent in our grading, and how to have difficult conversations about race and equity. Mostly, however, we're learning



*Karen Boran, West High School Principal*

how to navigate the pace of the many changes in education in the time of COVID.

The only reason we can do that is because you have great kids. We have great staff who are caring and passionate, but in the end, it's about the kids. Thank you for sending them to West, even if it's virtual for now.

We've gleaned other things as well. When we realized that we were going virtual for the 2021 school year, we began to consider how we were going to do the simple school things, one of which was distributing textbooks. We are very grateful to the Regent Community for your patience and grace as we distributed texts and materials to 2,200 students.

So thank you, Regent Community. We appreciate you.

Karen M. Boran, West High School Principal ■

## Greetings from Franklin!

Greetings and happy fall from Franklin Elementary! While this isn't the way any of us ever envisioned school for our young learners, I am so proud of our teachers, students, and families who have come together as partners to begin our school year virtually.

I like to think about a new school year as a blank book that we get to fill with stories. These stories are ours to tell, and while words like Zoom and asynchronous lessons will be a part of the story, those words belong in the glossary. Our story will focus on building strong relationships with students and families and on planning and delivering meaningful learning experiences.

While we haven't been able to be together at school in person, teachers are meeting with students and delivering live instruction Monday, Tuesday, Thursday and Friday each week. On Wednesdays, teachers are planning together and engaging in professional learning about anti-racist teaching practices and best practices in virtual instruction. We are working to build community as a school, virtually! One of the highlights of each week is an all-school dance party. Over 100 students join us each Friday to dance and celebrate together.

We enjoyed a soggy, but fun "Beep and Greet" to kick off the school year! Families drove by Franklin to see teachers and say hi from their cars, as well as pick up a bag of materials to support learning from home!



*A "Beep and Greet" kicked off the school year at Franklin. Families drove by to say hello to their teachers.*

Our amazing PTO delivered yard signs to all teachers at Franklin and Randall. It was a fun surprise to start the school year!

Sylla Zarov, Franklin Elementary Principal ■

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# City of Madison Food Scraps Recycling Program, Returning in 2021

by Eric Wiesman, Sustainability Committee Chair

The City of Madison has long tried to find a home for the many tons of food scraps its residents create. Several different curbside collection trial programs have been attempted in the past, but this time the City tried something new. Last May, at the Streets Division drop-off sites, the new and improved Food Scraps Recycling Program was rolled out with the goal of reducing contamination. The material collected by the program, which ended in early October, was taken to the anaerobic digester in Middleton, where the methane gas given off by the food scraps was burned to produce electricity. While the material received was really clean, there was not as much volume collected as was hoped for. Due to the pandemic, the drop-off sites were not able to hire the staff needed, leading to very limited hours, which might explain part of the lower-than-expected volume. City of Madison Recycling Coordinator, Bryan Johnson, says that Madison is committed to having a city-wide food scrap recycling program but it might look different in 2021.



The City estimates that 20% of the waste collected every year is food scraps. That's about 10,000 tons of food scraps that go to the landfill but could be turned into energy. Notably, these numbers don't account for the many organizations and businesses that outsource their waste collection. All of these sources could combine for a nice juicy mixture of energy potential we could harness right here in our own city. Currently, Dane County has a grant from the U.S. Environmental Protection Agency to study the feasibility of building a regional digester that can use organic waste such as food scraps to produce methane gas, which would then be cleaned, compressed, and injected into the natural gas pipeline. The study runs through the end of the year.

While the Madison Food Scraps Recycling Program doesn't currently run in the winter, you could consider setting up your own backyard compost system. Additionally, there are organizations in the Madison area that offer a composting service for a fee:

- Earth Stew ([earthstew.com](http://earthstew.com)) 608-213-6990
- Curbside Composter ([curbsidecomposter.com](http://curbsidecomposter.com)) 608-338-4798 ■

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## RNA Scholarship Recipients

Congratulations to Christian Cruz-Montes de Oca and Noah Anderson, West High graduates and recipients of the RNA's Annual Scholarship. The scholarship recognizes students who have demonstrated engagement in multicultural activities both in school and in our community while modeling a commitment to academic pursuits.

Christian is attending UW-Madison and plans to study biology, following a pre-med track with a certificate in Chicano Studies, and to pursue a career in the medical field. Noah is studying at MATC with a goal to transfer to an historically black college or university (HBCU) to study business and music. He hopes to work to return Hip Hop to its roots in storytelling and community.

Each year the RNA contributes two \$2,500 scholarships to graduating West High Seniors recognizing and celebrating the diversity, energy, and enthusiasm that West High students add to



*Christian  
Cruz-Montes de Oca*



*Noah  
Anderson*

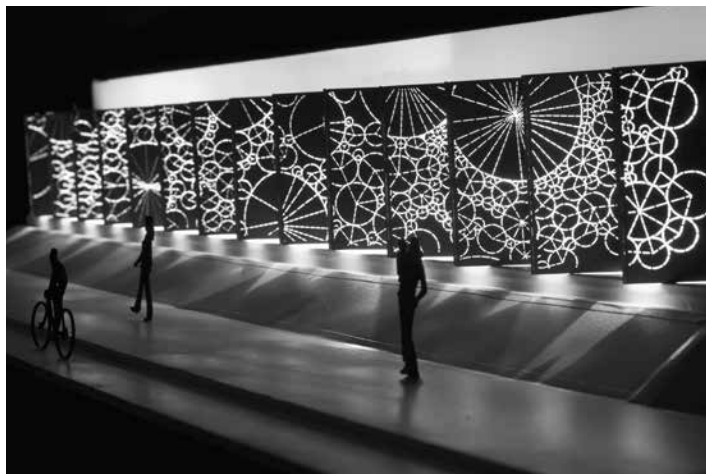
our neighborhood. You can contribute to the 2021 scholarship by using the enclosed membership form or contributing online at [regentneighborhood.org](http://regentneighborhood.org). ■

## Underpass Mural Update

Progress continues on the fabrication of the Highland Street Underpass mural. Artist Julia Schilling reports that the panel patterns are cut and ready to be framed. Site work on the footing and electrical begins in October with a scheduled mid-November completion. Art panel installation, weather permitting, is scheduled for December.

Learn more about the mural at the RNA website, [regentneighborhood.org](http://regentneighborhood.org), or look for Shift: Highland Avenue Underpass Project on Facebook.

Thanks for contributing to the Regent Neighborhood Association. The RNA's University Avenue Corridor Plan and community conversations were inspiration for the mural. The project is funded by the RNA, neighborhood contributions, and the City of Madison. ■



*Underpass mural diorama*

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## Non-Profit Neighborhood

The Regent Neighborhood is fortunate to have two significant non-profits in residence: Wisconsin Humanities (formerly The Wisconsin Humanities

Council) and the Wisconsin Academy for Sciences, Arts and Letters. Both organizations have sent us messages for this edition of the newsletter.

## Wisconsin Humanities Gives Grants to Cultural Agencies

by Shoshauna Schey, Wisconsin Humanities Council

This past summer, the Wisconsin Humanities, located on Regent Street near Hoyt Park, provided emergency funding to several other non-profit cultural organizations facing financial hardship resulting from the impact of COVID-19.

These grants were funded by the federal CARES Act via the National Endowment for the Humanities.

Over 80 different agencies benefited from these grants.

From villages as small as Cobb in Iowa County (population, 458) to large urban areas such as Milwaukee, \$548,000 total was given to folklore, arts and nature centers, libraries, museums, historical societies, and literacy councils. Locally, Madison Reading Project, an agency on the far West Side that distributes books to children in Dane County, was among the grantees. Individual grants ranged from around \$700 to \$7,500.



The funds were to help keep staff on salary, pay the rent, weather the months of closure. In the last six months, MRP has provided over 30,000 books to children, and with Wisconsin Humanities' help, they are continuing to provide them during the new school year this fall.

The Wisconsin Humanities is a resource for cultural organizations statewide that provide public programming to strengthen community life. Might there be an organization in the Regent neighborhood that would like to explore receiving funding for a public program?

Go to [WisconsinHumanities.org](http://WisconsinHumanities.org) for a complete listing of the CARES recipients, and our grant program. If you have questions, contact Shoshauna Schey: 608-852-6876. ■

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# The Wisconsin Academy: Our Neighborhood's Best Kept Secret

by Jason A. Smith, Associate Director, Wisconsin Academy of Sciences, Arts & Letters

Many Regent Neighborhood residents might not know that on their doorstep is an institute dedicated to lifelong learning that's been around nearly since the founding of our state. I'm

not talking about UW-Madison, but, rather, the Wisconsin Academy of Sciences, Arts & Letters, located at 1922 University Avenue.

Since 1870, the Wisconsin Academy has been—in the words of its founders—a place “to gather, share, and act upon knowledge for the betterment of Wisconsin.” The original Academy charter, drafted by civic leaders like John Wesley Hoyt and eminent scientists such as Thomas Chrowder Chamberlin and Increase Lapham, committed the organization to “fruitful intellectual activity among the people at large and ... a wider diffusion of useful knowledge.” In this tradition, which later inspired Academy President and UW President Charles Van Hise to develop The Wisconsin Idea, the Academy published a scholarly journal and held annual member meetings to ensure the exchange of important ideas for its first hundred years.

In the quest to better serve the citizens of our state, the Academy in 1973 opened the Steenbock Center, a modest cream-colored office building and gallery space at 1922 University. Here the Academy began hosting art exhibitions and lectures by Wisconsin luminaries, which, along with a quarterly magazine called *The Academy Review*, cemented the organization's role as a vital resource for people curious about the world and proud of Wisconsin ideas.



Today the Academy continues to enhance the cultural, artistic, and scientific fabric of our state by showcasing contemporary art at the James Watrous Gallery in Overture Center, examining

science and culture in Wisconsin People & Ideas (formerly *The Academy Review*), and exploring pathways to a sustainable future through the Wisconsin Strategy Initiatives. The Academy recognizes Wisconsin excellence and leadership through annual Fiction and Poetry Awards and Fellows Awards. The Academy also supports the Wisconsin Poet Laureate and other endeavors, including digital programs in which you can participate from home, that work to create a brighter future inspired by Wisconsin ideas. Learn how you can share in this proud Wisconsin tradition at [wisconsinacademy.org/brighter](http://wisconsinacademy.org/brighter). ■

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# Regent Neighborhood Art Walk

by Nancy Welch, Regent Neighbor

In mid-July, a Minneapolis friend who sells Peruvian rugs at the Madison Art Fair visited me and put her wares up for sale in my driveway. All of her art shows had been cancelled and it was a good way to support her. She insisted that I sell my ceramics, and my friend Steward Davis his cutting boards. It was a very successful three days. We heard many comments about how hungry people are to see art. People were very cooperative about wearing masks, using hand sanitizers and keeping their distance.

So I contacted Patti Sinclair who lives down the street and we decided to create the Regent Neighborhood Art Walk the first weekend in October. We both sell at a couple of art shows before the holidays and know these won't happen this year. We wanted to keep it simple the first year. Four of us on Virginia Terrace



*Some of the wares for sale at the first Regent Neighborhood Art Walk*



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exhibit at the Middleton Outreach Ministry (MOM) show in December and would like to continue using our creative energies and support good causes. Plus, it's going to be a long winter, and seeing what our neighbors are creating is very exciting.

Thank you to everyone who came out and enjoyed the first Neighborhood Art Walk. I am filled with gratitude for living in such a supportive and creative neighborhood. ■

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# The Monroe Street Library is a Neighborhood Library

## A note from Jill Maidenbergh, Assistant Librarian

Walk by the library and note our weekly window displays of books and movies available for checkout including bestsellers, new titles, and DVDs. Snap a photo or write down titles you'd like, then call the centralized reference line at 608-315-5151 to place holds. Your wait time for items that are in the building is much shorter than ordering through delivery.

After you get the notification that your holds are available, call us at 608-266-6390 to schedule a curbside pickup.

**Curbside pickup hours** are 11 – 7 Monday through Friday, and noon – 5 Saturday.

**Our book drop is now open**, so you can return items during curbside pickup hours. Note that you can return items 24/7 to Central Library's Fairchild Street book return.

With our mandatory 72-hour quarantine, we are experiencing delays in checking in materials, so know that if you returned something it may take as long as two weeks for it to disappear from your library record.

**Madison Public Library is now fine-free.** "Madison Public Library has joined public libraries across the



nation that recognize library fines as an equity issue," said Mayor Satya Rhodes-Conway. "By eliminating fines, nearly 10,000 library users will be able to check out library materials again and take advantage of all that our award-winning libraries have to offer." The library has not assessed fines since closing due to COVID-19 on March 17, 2020.

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## Together in Thanksgiving

by Christy McKenzie, Pasture and Plenty

***All health, all wealth, all life,  
comes from the soil.***

— Rashid Nuri

Neighbors! 2020 has asked all of us to grapple with sustainability and social justice; sustainability of schedules, of our own budgets, of how we work and how we act in community when we cannot be together. As a three-year-old food business that serves meal kits to community members, is dedicated to sourcing from local farms and producers, and has created space for the community to gather, dine and learn, we, too, at Pasture and Plenty have had to carefully change how we do our work to protect our P&P family and you, our neighbors, and to sustain this business.

We are so grateful for the words of encouragement, for our regular neighbor-friends who show up to pick up meals, for the gift certificates purchased, and for the meals donated to neighbors in need. Together, we have raised more than \$5,000 for the Nehemiah Center for Urban Leadership, a community organization that works on sustainable anti-racism programs in Madison, including Justified Anger training for community members, and Black-owned business mentorship and lending. Together, we have prepared thousands of meals for neighbors in need. Together, we have protected 30 jobs here in the neighborhood. Together, we continue to support more than 50 local farms and producers, prioritizing our provisioning through them, because we know it is critical to a healthy and resilient community.

We will continue to work to find new ways to connect and create community around food. We are launching virtual cooking classes for kids and families, collaborating with local school districts, University programs, businesses and neighbors to provide ways



to gather and safely share meals, alone together. Inspiration for this work comes from a challenge we were given by the Black Excellence program with the Madison Metropolitan School District in June, to prepare, deliver and teach a weekly life readiness skill building cooking class for youth in the program. It was so gratifying to see families cooking together at home, to see youth engaged and building their own agency, to hear how the experience gave families some respite from the anxiety of the times.

Thank you for supporting us, for challenging us and working with us to rise to the needs of the times. Your actions show us and the community what is important to you. We encourage you to support local businesses like us as you are able—with all your orders and ideas—as we strive for sustainability and social justice together. Doing good and eating well. Not a bad plan for tough times. ■