



Regent Neighborhood

November 2024 Newsletter | regentneighborhood.org

ASSOCIATION

Save the Date!

Regent Neighborhood Association
Fall Membership Meeting
Wednesday, November 20, 2024
6:00 p.m. to 8:00 p.m.

West High School
30 Ash Street entrance
The Welcome Center (accessible)

Speaker:

Dr. Joe Gothard,
Superintendent MMSD

6:00 to 7:00 p.m.—Renovation Tour
7:00 to 7:40 p.m.—Supt. Gothard
7:40 to 8:00 p.m.—RNA Board
meeting

What We're Reading—

“Speak English,” by Grace Huang

**Madison Public Library’s WE READ Youth Voices
Writing Contest Grand Prize Winner**

Editor—In late August, Madison Public Library and Forward Madison FC announced the winners of their third annual WE READ Youth Voices Writing Contest. The Grand Prize Winner was Grace Huang for her essay, “Speak English.” Huang is a senior at Madison West High School, where she plays Varsity tennis and leads the HOSA-Future Health Professionals (Health Occupations Students of America) Club.

Her writing has appeared or is forthcoming in The New York Times and Scholastic Choices Magazine, among others. She loves dark chocolate, autumn, and her cats, who like to hog the overheated keyboard she daydreams on. Asked what inspired her story, she says: “As someone who faced many language and racial barriers in...childhood, every small act of kindness I encountered has left a profound impact on me. This story is one of those experiences that has inspired me over the years and will continue doing so.” The essay is reprinted with permission of the author and contest sponsors. Ash Gartler (pen name A.G.), a West High School freshman, was a runner-up.



Grace Huang
Photo: Madison Public Library

(continued on page 3)



Regent Neighborhood
ASSOCIATION

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

Officers

President

Shiva Bidar
shivabidar@tds.net

Vice President/President-Elect
OPEN

Secretary / UW Relations
Mary Czyszak-Lyne
mary.czyszaklyne@wisc.edu

Treasurer
John Schlaefer
schlaeferjw@gmail.com

Board Members

Communications Chair
Mary Sarnowski
sarnowski@mac.com

Development & Preservation Chair
OPEN

Festivals Chair
OPEN

Membership Chair
Pat McQuiddy
patmcquiddy@yahoo.com

Newsletter Editor
Ronnie Hess
rlhess@wisc.edu

School Relations Chair
Megan Pohl
megpohl@gmail.com

Sustainability Chair
Eric Wiesman
SustainableRNA@gmail.com

Transportation Chair
Charlie Peters
capeters53@gmail.com

Board Members At Large
Ron Rosner
rosner7@charter.net

A Note from the President

Dear Neighbors,

It is hard to believe that Fall is here! Our membership meeting will take place on Wednesday, November 20 at West High School with Dr. Joe Gothard, Madison Metropolitan School District's superintendent, as our special guest. I hope you will join us!

Of course, the upcoming election on November 5 is uppermost on my mind. As a naturalized U.S. citizen, I never cease to be grateful for the opportunity to exercise the right to vote in free and fair elections. Here is a fun challenge for the neighborhood—can we make the Regent Neighborhood wards the highest voting ones in the City of Madison? I think we can!

Lastly, a reminder that do have some openings on the board. If you are interested in serving, please contact me.

Warmly,

Shiva Bidar
Board President



RNA Board President
Shiva Bidar

Join the RNA Google Group—

For latest in the Regent Neighborhood's news and conversations, join our Google Group by going to

groups.google.com/group/regentneighborhoodassn

Welcome to Our New Advertiser—

Go Tico!



OUR WEBSITE ×



COSTA RICA

CULTURAL IMMERSION
AND OFF-THE-BEATEN-
PATH ADVENTURES

CONTACT TO BOOK

☎ +506 8991 3536
GOTICOCOSTARICA
@GMAIL.COM

“Speak English,” by Grace Huang

Breathe in. Breathe out.

In through the mouth, out through the mouth.

I had many nosebleeds as a kindergartener, but this was my first in-class one. Standing by the teacher, I pinched my nose with a tissue-sheathed grip.

“Does anyone want to take Grace to the nurse?” the teacher asked. Or something along those lines—I hadn’t learned English yet, but I was a good guesser.

Itching my heel with my sneaker, I squirmed before what seemed like a mushroom field of blonde and brunette heads. It felt like an auction.

I was a piece no one wanted. Maybe nobody raised their hand because the Chinese girl didn’t need help—*or wait, is she Korean?*

Either way, I was funny, but I never meant to be. I was only funny because you could say anything to me and I would just blink. Sometimes I would even nod. In reality, I knew some English—a few licks of it. Enough to peel *Speak English!* from the glares of the boys at recess, to pluck from the confetti of giggles who always followed me down the hallway and into class. I was a hummingbird caught in a nest of wind chimes—except instead of the wind’s music, I heard the music of English and laughter.

Back in those days, I was gold. Soft and easily dented, but solid enough to resist turning to glittery dust. I smiled with my classmates’ laughter because I always smiled whenever I saw anyone else smile.

Sometimes, I wondered if my classmates didn’t even *want* me to speak English. What jokes would be left, what music?

Everyone liked to be around the Asian girl, but never with her.

Even in my gory tissue-flowered panic, I remembered a few names in the classroom. Including Elizabeth—I knew Elizabeth because she was the only Black girl. Elizabeth was quiet, elegant, and a little bit shy. She never laughed at me.

When Elizabeth shuffled over to me and reached out to take my hand, I accepted it numbly. My clammy hands grasped her small, cold fingers. They were slender and so smooth that, especially in memory, they felt airbrushed. They reminded me of feathers.

The hallway lights flickered on when we stepped out of the classroom. We passed wooden locker cubbies, strolling through an aisle of Spider-Man and Sleeping Beauty backpacks. Around us, glaciers of soiled January snow thawed off of boots and into

puddles. The hallway was silent except for my mouth breathing.

In through the mouth, out through the mouth.

As we turned the corner, Elizabeth reached over, arm arching over my head. She pinched down on my bulbous nose. For a moment, we were both squeezing my nose. Then, my hand flopped down to my side. She stared firmly into the distance while I stared at her. Finally, her gaze flicked onto me. A smile peeked out. It was small, but it radiated warmth.

I suddenly wanted to cry. Cry because nosebleeds always made me cry. Cry because I didn’t know what to say—or because I knew exactly what to say but just didn’t know how.

Thank you, Elizabeth—for pinching my nose even though you knew you’d get your fingers dirty. For accepting me. For being unafraid of judgment, unafraid of laughing wind chimes. For showing me that love exists in the classroom.

But I didn’t say anything. I didn’t even cry. Under layers of Kleenex, I smiled softly—a smile that I soon had to bite my lip down on to keep from shooting up to my cheeks. At some point, I gave up and grinned silly for the rest of our walk.

Once we arrived, the nurse swabbed my nostrils with thick Vaseline. *Jelly that heals you when you’re hurt.* Sitting on the plush leather chair, I giggled as I swished my legs. I laughed because the cotton swab tickled—but really, I couldn’t stop laughing because my heart was swelling from the blossoms of a new friendship.

Friends hold hands. Amazing friends even pinch your bloody nose! They will do the right thing even if no one else volunteers. Even if you’re caught in a nest of wind chimes, and you’re soft and easily dented, and you can’t *Speak English!*

The next day, something unexpected happened: I actually looked forward to going to school. *I looked forward* to seeing Elizabeth. I looked forward to making more friends. Maybe next time someone had a bloody nose—or a skinned knee or a paper cut in their heart—I would be the one to take their hand. I looked forward to offering kindness of my own. To, hopefully, one day, inspire a new friend like Elizabeth had inspired me.

Now, I know English. I recognize the music for what it was—but I also recognize the quiet strength of warmth, acceptance, and selflessness. ■

Alder Report—District 5

What is Tax Incremental Financing, and Why and When Does the City Use it?

Tax incremental financing (TIF) is a tool to spur economic development and job creation. Wisconsin municipalities have been using TIF since 1975. The TIF process allows a municipality to pay for public improvements and other eligible private development costs within a designated area, called a tax incremental district (TID), using the future taxes collected on the TID's increased property value to repay the cost of the improvements. The rationale behind TIF is that the public investment will promote private development, jobs, and tax base growth that would not otherwise occur absent the TID. TIF assistance in Madison is only used when the proposed development is consistent with and reinforces all City plans. TIF is also used by the City to pay for public investments, such as streets, sewers, and other transportation infrastructure.

When a TIF district is created, the value of the property (equalized assessed valuation, or EAV) in the defined area is "frozen" and established as the base amount for taxing purposes. The property taxes paid on the base amount continue to go to all of the relevant taxing bodies –the City of Madison, Dane County, the Madison Metropolitan School District, and Madison College. The local taxing bodies are also all involved in the TIF approval process, including for all developments within each TID. Per State law, all TIDs must close within 20–27 years. Once closed, all of the taxing jurisdictions begin collecting taxes on the much larger "Total EAV after completion" highlighted in the graphic below. This opportunity for increased tax revenue helps all of the local taxing entities in the long run.



Alder Regina Vidaver
Photo: Jeanine Schneider

When a development project is proposed for the TID, the application is rigorously reviewed, and the amount awarded is limited to what is needed to close a financial gap. For affordable housing projects, the City requires a minimum of 30 years of commitment to inclusion of affordable housing within the development.

Just under 5% of the City's tax base (equalized value) is located within TIDs. As such, just over 95% of the City's taxable value is not impacted by TIF at all. State Law allows up to 12 percent of our equalized value to be included in TIDs; Madison is therefore conservative in the amount of our geography covered by TIDs. In 2024, the City has awarded about \$3.7 million to developers to date. This is a relatively small percentage of the City's overall Capital Budget, and these loans will be repaid. Repayment normally occurs through the increased property tax revenue; however, private developers receiving TIF are required to make a cash make-up payment to the City if the actual property tax revenue collected falls below the agreed upon repayment amount.

The average TID active in Wisconsin adds over \$1M per year to the tax base during its tenure. This figure represents the tax base generated within TIDs and does not account for increases in value in neighboring areas occurring because of the TID growth. That growth occurs about three times faster in TIDs.

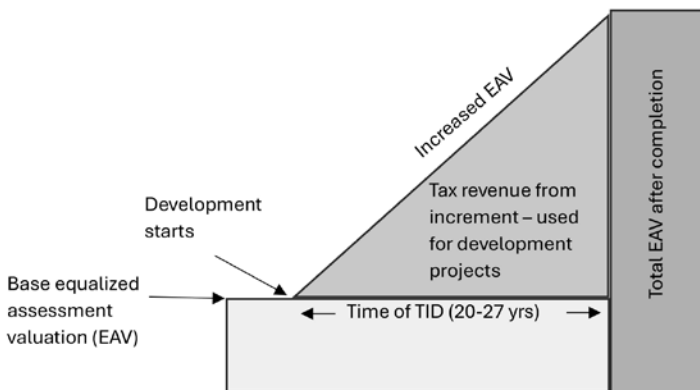
Notable projects that have gone forward as a result of Madison's TIDs include:

- Redevelopment of East Washington Avenue, including housing, the Sylvee, American Family Insurance, and Festival Foods
- The Madison Public Market
- The Black Business Hub, the Urban League, Goodman South Library, and The Village on Park
- The new housing development at Whitney Way and Tokay Boulevard (next to the Hy-Vee)

Smaller TIF forgivable loans are also provided to small businesses for façade improvements, building improvements, and equipment purchasing. These forgivable loans can make possible what would otherwise be impossible for entrepreneurs, particularly for women and BIPOC folks.

In short, TIF is a useful tool to help revitalize and reinvigorate our City. If you'd like to learn more, please check out the City's Economic Development Division at cityofmadison.com/dpced/economic-development/tax-incremental-financing/415/

Regina Vidaver, Alder, City of Madison
District5@cityofmadison.com / 608-616-0669 ■



Dane County Board Report—District 13

Hi Neighbors,

Dane County is currently in the thick of its annual budget process, which will take us through the end of October/early November. Interim County Executive Jamie Kuhn released her 2025 proposed budget on September 18. A series of public hearings have accompanied the release and will continue. They provide an opportunity for department directors and members of the public to discuss and advocate for adjustments to pertinent budget items. (To review key 2025 budget documents and those from previous years, navigate to the relevant Dane County website here: admin.danecounty.gov/budget.)

Our next county budget will represent a departure from the dynamic presented in the last several years due to the sunset of American Rescue Plan Act (ARPA) funding. Those pandemic-era funds were critical to funding public projects and services, providing, for instance, an opportunity to better meet critical gaps in housing and food assistance. ARPA also reduced the competitive pressure among



*Supervisor
Jay Brower*

and between county funding priorities. We will likely be returning to budgets that cover fewer needs. Adding on is the fact that, although Dane County's population and related need for public services continue to increase, municipalities in the county (especially Madison) will remain constrained by state law when it comes to raising revenue. The resulting situation will place more pressure on county services. In each budget, I will continue to focus on supporting programs that make food and housing more accessible.

If you have an interest in following legislation considered by the Board, including budget amendments, please navigate to the web portal for the Dane County Legislative Information Center ("Legistar"). There are a range of functions that allow for tracking issues by keyword and other criteria.

As always, I welcome your inquires and feedback.

Jay Brower
Supervisor, District 13

Mail: Dane County Board of Supervisors
City County Building, Room 362
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Phone: (608) 620-3931

Email: Brower.Jay@countyofdane.com ■

Inntowner



Elevate your next family gathering, business meeting, or special event at the Inntowner!

With delicious catering options, beverages, and AV equipment, we've got everything you need to make your event a success.

2424 University Avenue, Madison, WI 53726
608-233-8778 | inntowner.com



Your Neighborhood Real Estate Consultant

"Her knowledge and familiarity with the neighborhood was key in marketing the value of my location. Everything went smoothly and I had multiple offers and it sold in a week! I'd highly recommend April! She is friendly, professional, responsive, and a pleasure to work with."

- Carolyn (Fox Ave.)

Alvarado
REAL ESTATE GROUP

April@TheAlvaradoGroup.com
608.358.7481 • TheAlvaradoGroup.com

April Johnson



YOUR REAL LIFE IS BEAUTIFUL

Voted Madison's Most Loved Family Photographer

jenlucasphotography.com 608-620-5363

Dane County Board Report—District 11

Neighbors—

Fall is budget season for the county, so that is primarily the focus of policymakers from September to early November. The county does not face the same budget constraints as the city, but will generally operate under a cost-to-continue budget based on state-imposed levy limits. We do not expect staff or service agency partners to see cost of living increases in 2025, which limits our ability to attract and retain high-quality talent and ensure long-term quality of services provided. All county budget documents are available online at admin.danecounty.gov/budget and additional info about the role of Supervisors and public engagement in the process is at board.danecounty.gov/budget.

Keeping in mind that the budget won't be finalized until early November, there are a few proposals I'm especially interested in. The first is an effort I worked on with Judge Everett Mitchell and county staff to create a new option for juveniles who would otherwise be sentenced to Lincoln Hills and Copper Lake, detention facilities in northern Wisconsin that house youth from across the state. In 2025, we hope to create a new pilot program to keep a few of those youth, when appropriate, right here in Dane County's juvenile detention facility, ensuring quality of services, supports, and keeping Dane County youth closer to families. In the long term, this will also be a sound financial investment as we currently pay nearly \$500,000 per youth per year to the state at either of the state facilities. Instead, we can reinvest in recovery and systems change. Another proposal I think will be transformative is a new effort to create a small Dementia Stabilization facility right here in Dane County, a resource for families and loved ones seeking to stabilize an individual in crisis, who needs specialized care. Thank you to the advocates sharing their challenging, heart-felt stories about the current gaps in treatment and stabilization, which we heard during a recent public meeting. Those stories were very powerful. I will also continue to work with colleagues to make a long-term capital plan for the county and am hoping to see the building blocks in place by the end of the year.

In other news, every year, our public health agency produces a report that reviews data from local opioid fatalities. The numbers are terrifying; these



*Supervisor
Richelle Andrae*

individuals are our neighbors and friends with stories and dreams. They deserve our recognition and action to right systems that have let families down. With the aid of Opioid Settlement funds and existing county resources, we're starting to make investments, but it's going to be a long road. Unfortunately, the number of people who die from drug overdoses continues to increase in Dane County. For the details, visit publichealthmdc.com/documents/overdose_fatality_review_2022.pdf.

As always, please reach out if you would like to learn more about the County's work or touch base on County Board and policy issues.

Richelle Andrae
Dane County Board Supervisor District 11
Andrae.richelle@countyofdane.com ■



3518 Monroe St.
Madison, WI 53711
ph. 608-236-4570
Lakeviewvetclinic.com

Compassionate care right in your neighborhood.



LIVE THE POSSIBLE.

Remodels, additions and new home construction. Plan. Design. Build. We make it possible.



Christensen
CONSTRUCTION

608.252.8406 | christensenconstruction.net

News from Wisconsin Assembly District 77—Candidate Renuka Mayadev

Editor—Although Shelia Stubbs is currently the neighborhood's representative in the State Assembly until January 6, 2025, the district lines have changed with Rep. Stubbs running for office in A.D. 78. Renuka Mayadev, Presumptive Elect, is running unopposed on Tuesday, November 5, after having won the Democratic primary in August.



Candidate
Renuka Mayadev.

Hi Neighbors,

My name is Renuka Mayadev. You may have seen me and Team Mayadev over the last six months campaigning and knocking on doors in your neighborhood. I have very much enjoyed meeting many of you, your children, your pets and other family members and friends over the past several months. It was a privilege to be welcomed at your homes and hear your thoughts about the future of Wisconsin and the policies that affect all our lives.

With your support, I was fortunate to win the primary election with about 49 percent of the vote. And with no registered Republican opponent in the general election, I look forward to representing you in the Assembly, starting January 2025.

In case we didn't have the opportunity to meet at your doorstep or in one of the many group conversations I've had across the district, please allow me to share a little bit about myself. I am a mother, a daughter of immigrants, and have worked to help children and families throughout my career. My parents immigrated to America in the late 1960s, early 1970s. Despite the difficulty of moving across the world, my parents were fortunate to have a family life that set me and my two sisters up for success. We had welcoming public schools, wonderfully attentive teachers, extremely generous neighbors, and countless others who made us feel at home in the Midwest. Because of my good fortune of a strong start, I have dedicated my career to advocating for opportunities that will allow all people the possibility of a better life for themselves and the next generation.

I am a graduate of Georgetown University Law School and have an undergraduate degree in Economics from Northwestern University. I bring state government experience having previously worked as a policy lead for Ohio Democratic Governor Ted Strickland. (Yes, there once was a Democratic Governor in Ohio!)

regentneighborhood.org


I had the great honor of working for Marian Wright Edelman at the Children's Defense Fund. As a civil rights leader who worked with Dr. Martin Luther King, Jr., she taught me you must stand up to injustice in all forms. She is my hero and shaped my passion and core values for public service. Children, who cannot vote, lobby, or speak for themselves deserve a strong advocate.

For the last three plus years, I have served at the University of Wisconsin School of Medicine and Public Health (UW SMPH) as a Program Advisor for Maternal and Child Health. I've had the privilege of working closely with medical professionals and community groups to improve the health outcomes for mothers and infants.

In the Assembly, I will continue my work for women, children and working families across Wisconsin. There is so much we can do through policy to improve the lives of Wisconsinites. Thank you for entrusting me with this great honor.

My office door will always be open and I look forward to hearing from you and your children! We need to excite the next generation about a career in public service and politics. I promise to bring compassion, energy, and joy to all my work for Wisconsin and each of you.

Renuka Mayadev,
Candidate for Assembly District 77 ■



A locally owned outdoor lifestyle boutique

Featuring men's and women's clothing, footwear, gifts, and accessories from Patagonia, Toad&Co, DUER, Smartwool, prAna, Vuori, Fjallraven, Chaco, Birkenstock, On Running, and many more.

Sunday 11-5
Monday-Friday 11-6
Saturday 10-5

Conveniently located across the street from Trader Joe's.

1904 Monroe Street
Madison, WI 53711
608.467.2410
www.hiveofmadison.com

CLIFFORD & RAIHALA, S.C.



A T T O R N E Y S A T L A W



Attorney Keith R. Clifford
Regent Neighborhood Association Member
A Wisconsin Trial Lawyer of the Year

Champions for the Injured Based in Madison for 50 Years

Injured in a Car or Bike Accident?
Contact us for a **Free Consultation**.
Our experienced attorneys are here
to help you.

myjustice.com

(608) 257-7900



NOW ENROLLING

Child-centered programs with an emphasis on
social development
Toddler—Preschool—MMSD 4K
For more information, please visit nmns.org

"Madison's Best Specialty Shop"



- Cookware
- Glassware
- Gadgets
- Cards
- Toys
- Soaps
- Jewelry
- Candies

Plus many other items from around the world.
Open 7 days a week

ORANGE TREE IMPORTS
1721 MONROE STREET
255-8211

Madison Friends Meeting



SUNDAY WORSHIP

8:30 a.m. in person
11:15 a.m. in person/virtual/
youth programs

EVENT SPACE RENTALS

1704 Roberts Court
madisonfriends.org

All are welcome

Greetings from Randall

When I graduated from college some years ago, I drove my apple-red Volkswagen Beetle convertible from San Francisco to my Louisiana home with the top down. I deemed the ragtop to be a symbolic mortarboard and tossed it into the air. Along the way, my smiling face was christened by mountain rains and baked by desert sun.

An even more memorable ride in that cherished chariot came years later, cruising from the hospital with a newborn baby in tow. I settled in behind the wheel that day and thought about how the VWs of that era were really not that safe. The engine was in the back and the trunk was in the front, so if one was to crash into something, the car would crumple up like foil. Safeguarding our precious cargo, I sold my dear old four-wheeled friend that week. I thought about storing the beloved bug as a hand-me-down when our son became a driver but realized that would only put him in harm's way.

I came upon a story recently that brought me back to this parental experience. I sensed a vague yet poignant connection between my event and this account. I believe the anonymous Hebrew author featured a watch in the first rendition, but over time an automobile became the focus. The story goes like this:

A father said to his daughter "You have graduated from college with honors. Here is a car I bought many years ago. It is pretty old now. But before I give it to you, take it to the used car lot downtown and tell them I want to sell it and see how much they offer you for it." The daughter went to the used car lot, returned to her father and said, "They offered me \$1,000 because they said it looks pretty worn out."

The father said, "Now take it to the pawn shop." The daughter went to the pawn shop, returned to her father and said, "The pawn shop offered only \$100 because it is an old car."

The father then asked his daughter to go to a car club and show them the car. The daughter took the car to the club, returned, and told her father, "Some people in the club offered \$100,000 for it because it's such a classic car and sought by many collectors!"

The father then said this to his daughter, "The **right place** values you the **right way**. If you are not valued, do not be angry. It means you are in the wrong place. Those who know your value are those who appreciate you...Never stay in a place where no one sees your value."



Principal John Wallace introduces two Regent neighbors to a distant relative of an old friend.

I recently shared this account with my students. I guaranteed them that they are in the **right place** and that I value and love each and every one of them. I acknowledged that it may be difficult for some of our newer students to believe how I feel about them. I assured them that, in the days ahead, I will remove all doubt!

Go Raccoons!

John ■

A real estate advertisement featuring a black and white photograph of a two-story house with a prominent chimney and a covered front porch. The house is surrounded by trees and appears to be in a winter or late autumn setting. The text is overlaid on the image. At the top, it reads "Don't Let The Cold Freeze Your Dreams" in a large, bold, serif font. Below that, in a smaller font, it says "Let's Find Your Home Today!". At the bottom of the advertisement, there is a logo for "LAUER REALTY GROUP" which includes a stylized house icon and a building icon. Below the logo, the website "www.LauerRealtyGroup.com" and the phone number "608.467.3220" are listed.

West High News

Dear Regent Neighborhood, I hope this message finds you well. I am pleased to share that West High School has had a very positive start to the 2024–2025 school year. We opened the school year with 2,300 scholars, including the largest freshman class we have ever had. Despite the size, our scholars and staff have begun the year on a very positive note. Our scholars have done an excellent job meeting this challenge.



Principal
Daniel Kigeya

We are also happy to announce that the 2020 referendum construction project is now complete. With these improvements behind us, we can fully focus our attention on instruction. We are excited

to begin the year with a strong commitment to attendance and engagement for all our scholars. Believe it or not, positive attendance is one of the most significant factors in academic success. Our scholars have done an excellent job meeting this challenge.

Be sure to check out:

- West High School Fall Play:
The Importance of Being Earnest—
November 8, 9, 15, 16 at 7 p.m.,
West High School Theater

We see our positive relationship with the Regent Neighborhood Association as vital to our success at West. If you have questions or concerns, we are happy to partner with you.

Best regards,

Dan Kigeya
Principal, West High ■

PASTURE AND PLENTY

We are a local meal kit service, restaurant, deli and event space serving Wisconsin-grown goodness Tues - Sat, Farm-to-Freezer meals, virtual and in-person workshops and community events.

REAL FOOD. REAL LOCAL.

COOK FRESH weekly meal kits pick-up or delivery	FARM-TO-FREEZER stock up on ready-to-heat favorites	EAT WELL order in person or online
--	---	--

MON 3:30p-7:30p (meal kit pick-up & market open) | T-F 11a-7p | SAT 9a-2p

2433 University Avenue | pastureandplenty.com

Learn how you can lower your energy costs with clean, renewable energy.

GO SOLAR with **MADISUN**

madisunsolar.com

Greetings from Franklin

Hello everyone and happy fall! We have had a great start to the school year so far. Our students and teachers are focused on developing strong relationships to authentically develop trust when challenges present themselves later in the year. Classrooms use community building activities to support students getting to know one another and their teachers. Students are also becoming acquainted with the school and classroom routines. During September we prioritize these things so that we can support and build students' independence.

This fall we rolled out our new school wide expectations: Safe Body, Kind Heart, Thinking Mind. We have been using these three common expectations to talk about how we will "be" in different areas of our school building so that everyone is safe, feels welcome and can learn! Students have done a great job so far learning about and showing adults what these expectations look like in different areas of the school.

This fall we have welcomed many new faces and families. On October 10th we had our annual Open House, when families and students came to tour the school, see the classrooms, and enjoy some pizza and music! It was a great time, filled with a lot of smiles and joy.



At the beginning of the fall semester, Franklin School students become acquainted with the school and classroom routines.

We are looking forward to a strong year with our Falcons at Franklin. Thank you all for your continued support of our students and staff.

Emily Powers
Franklin Elementary Principal ■

Upcoming RNA Board Meetings

- **November 20, 2024 (see page 1)**
- **January 28, 2025**

The Regent Neighborhood Association Board typically meets the fourth Tuesday of the month at 7 p.m. either in person at the Best Western InnTowner at 2424 University Avenue or online via the ZOOM link provided by the president on the RNA listserv. (See page 2 for how to join the listserv.) Please check regentneighborhood.org for updates. These meetings are open to the general public and agenda items are solicited through the RNA listserv or can be emailed to shivabidar@tds.net

Snow Scholars

Dependable Snow Removal By UW-Madison Students!

- ❄️ **No upfront payment & flat rate price at any height of snowfall! Plow-free snow removal!**
- ❄️ **Save 25% by calling today! Limited spots left!**
- ☎️ **(608) 400-4555** ✉️ **info@snowscholars.com**

Book online at snowscholars.com

Greetings from Blessed Sacrament School

Happy Centennial, Blessed Sacrament School! BSS opened in the fall of 1924, and we've been celebrating this 100-year milestone for the past year. We started out with a Roaring '20s Gala last fall and added to our anniversary celebration with a Black and White Gala and Casino Night this fall. Funds were raised to support our fine arts program as well as special projects and student scholarships.

Lots of changes have taken place over 100 years. Students in 1924 attended classes in what is now our gymnasium building. Sinsinawa Dominican sisters staffed the school; their first graduating class, in the spring of 1925, included eight students. The school grew quickly and, before long, many classes had 50 or more students. Now, just under 300 students fill the three floors of the current building at 2112 Hollister with class sizes closer to 20 rather than 50!

Our newest improvement has been the installation of solar panels on our roof. The installation is part of a larger undertaking to reduce our carbon footprint and to do our part to take care of the Earth. The solar panels, along with energy-saving systems to our heating system and lighting, and potentially the addition of a geothermal system, will significantly reduce our overall energy consumption. Putting solar panels on the roof of our school aligns with our mission of showing our students how to live out our faith in direct and concrete ways.

In other changes in our school and parish community, after staffing our parish since 1922, our Dominican priests have moved to minister in other communities. Our newest shepherds are priests Fr. Mark Niehaus and Fr. Cristobal Asenjo of the international community of Schoenstatt Fathers. Fr. Mark and Fr. Cristobal have made the transition seamless and are already active in the school.

Please mark your calendars to join us for the Blessed Sacrament Christmas Market on November 16, our



Blessed Sacrament School's first students observing Memorial Day in May 1925. The school is celebrating its 100th anniversary in 2025. Photo: Blessed Sacrament School



Fr. Mark Niehaus and students at Blessed Sacrament School's solar installation ribbon-cutting ceremony. The rooftop solar panels are part of the school's efforts to reduce its overall energy consumption. Photo: Blessed Sacrament School

School Open House on January 26, and our fabulous Spaghetti Dinner on February 1.

Elizabeth First, efirst@school.blsacrament.org
Carrie Bower, carrie@blsacrament.org ■

EST.  2013

MYSTERY TOME

an independent bookstore

We're more than mystery! Shop new releases, fiction, non-fiction, poetry, children's, and of course, mystery books.

1863 Monroe Street, Tue-Fri: 10am - 6pm
Madison WI Sat: 10am - 5pm
mysterytomebooks.com Sun: 10am - 4pm

**NEUHAUSER
PHARMACY**



**HealthMart.
PHARMACY**

1875 MONROE ST
MADISON, WI 53711
(608) 256-8712

<p>-DELIVERY AVAILABLE -HONOR MOST INSURANCE PLANS FAX: (608) 256-3027</p>	<p>-GREETING CARDS -U.S. POSTAL STATION -PUBLIC FAX STATION NEUHAUSERPHARMACY.COM</p>
--	---

Recipe File— Janice Bensky's Zucchini Cake

Editor: Doesn't everybody have a recipe for zucchini bread, or cake, or muffin? Maybe, but this one is what you call a "keeper." It's quick, easy, and versatile. Bake the cake in a 9x13-inch pan or make a dozen muffins and use a 7-inch cake pan. Or divide the recipe in half and make about a dozen muffins.

It comes from Janice Bensky, a long-time Regent neighborhood resident. Originally from Ohio, she came to Madison for graduate school, and met her husband here. They moved to the neighborhood nearly 50 years ago, when, as Janice recalls, "the Regent Market was affectionately called "Joe's" (which sold milk in glass, refundable bottles), and trains ran twice a day on what is now the bike path! While our two children were attending Randall School, my husband and I both went to the UW Law School and then practiced law until we retired. Hard to believe, but our grandson now goes to West High, and our granddaughter will be there next year." Here's more from Janice.

I wish I could claim responsibility for this recipe, or at least claim that it's an old family one handed down from generation to generation, but the truth is I got it from a friend several years ago. I love to bake (and eat!), and I'm always happy to find a dessert like this one that has some redeeming nutritional value. In addition to the zucchini, this cake has nuts, raisins, whole wheat flour, and vegetable oil instead of solid shortening. I think it would be good with a cream cheese frosting, but my husband doesn't like cream cheese, so I use a simple vanilla frosting. It's also good without any frosting at all.

Cake Ingredients

2 cups flour (one white and one whole wheat)
2 cups sugar
1 tablespoon cinnamon
2 teaspoon baking soda
1 teaspoon baking powder
1 teaspoon salt
3 eggs
1 cup vegetable oil
2 teaspoons vanilla
1 cup raisins
2 cups shredded or grated unpeeled zucchini
(I shred mine in the Cuisinart)
1 ½ cups chopped nuts (I use walnuts)

Vanilla Butter Frosting Ingredients

3 cups powdered sugar
1/3 cup butter or margarine, softened
1 ½ teaspoon vanilla
About 2 tablespoons milk



Combine flours, sugar, cinnamon, baking soda, baking powder, salt, eggs, oil, and vanilla in a mixing bowl. Beat on medium speed until well blended. Stir in raisins, zucchini, and 1 cup nuts. Spread in a greased 9x13 pan and bake at 350°F for 50 minutes. (If you are making muffins or a 7" cake, bake for about 22 minutes for the muffins, about 40 for the cake.) Unmold and frost when cool, or simply dust with confectioners' sugar.

For the frosting, mix sugar and shortening. Stir in vanilla and milk. Beat until frosting is smooth and of spreading consistency. Sprinkle remaining ½ cup nuts on top of frosting. ■



Poets Corner Redux— Ruth Z. Horrall

Editor—Recently, the newsletter featured a poem by longtime Regent Neighborhood resident, musician, and voice teacher Ruth Z. Horrall. But Horrall failed to mention at the time that she has had other poems published in several anthologies testifying to her keen

ear and musical instincts. This poem, published in Our Twentieth Century's Greatest Poems (ed. John Campbell, 1982), fits well with the current change in seasons.

R.S.V.P.

Stay autumn —
Extend your visit.
Your warmth encourages me
Like my benevolent uncle,
Praising much, scorning little.
Your warming smile lures me outside
Dallying in awe before your splendor —
 Late blooming mums
 Courageous marigolds
 Flaming sedum.
I marvel how you coaxed the green
To stay this year through late October.
Your gentled breath rarely churned bright leaves.
Your warmth is a smile of an old lover
Tempered, mellow, honest, kind —
Never alluding we're near the end,
But letting me rest
A few more days
Upon his shoulder.
Oh — stay! ■



Q&A with Sunne Boutique's Carrie Astin

Editor—Carrie Astin opened her clothing store at 2534 Monroe Street three years ago. She called it Sunne, after her paternal grandmother's maiden name. Astin says Sunne (pronounced sunny) means sun in Norwegian. "It felt right to honor her as she was a strong, independent woman who would have loved the store."

RNN: What prompted you to open a clothing store on Monroe Street?

CA: Well, I've always been a fan of fashion. After living in California, I was used to having a great variety of places to shop but I found that although Madison has some FANTASTIC boutiques, it doesn't have very many of them. I'm not a fan of online shopping—it's a wasteful, often poor experience in my opinion, so I thought Madison had room for more brick-and-mortar boutiques. And Monroe Street made the most sense for me because I live in the area.

RNN: Has being a businesswoman been part of your career trajectory?

CA: I've always been a fan of fashion but didn't start to work in that world until my late twenties and even then, very part-time as an assistant stylist on commercials back when I lived in Los Angeles. I think my interest stemmed from the realization that fashion can make you feel. There's a reason people wear costumes when acting, right? But how you dress every day shouldn't feel like a costume, it should make you feel confident. That doesn't mean clothing has to be new or expensive by any means. Vintage finds are some of my very favorite things to wear. The reason it took me so long to open Sunne Boutique after moving back to Wisconsin was because I don't have a history in business. The one upside to the pandemic was that we all had more time on our hands, so I used that time to research how I would go about opening a store. It was a big leap, but one I'm so glad I took!

RNN: How would you describe your store?

CA: Sunne Boutique carries mostly sustainable brands—which was one of my initial goals. We also try to carry unique pieces. Like a great sweater you can keep for years. Or a blazer that will last several seasons and go with lots of things. Dresses are really my favorite thing to carry, so we always have a wide variety of casual to occasion dresses. Personally, I think dresses are the perfect piece of clothing. Easy and comfortable.



Carrie Astin checks the merchandise at her Monroe Street store.

RNN: Some people say Madison is a very casual town where it's difficult to find formal clothing. Or that people need to go to Chicago to dress successfully. Is that true?

CA: No, but I hear that a lot as well. My offerings are dressier than people might find elsewhere but that's the point—we all have our own style. Hopefully those people will check us out next time before heading to Chicago!

RNN: What's been one of the most rewarding parts of opening the store?

CA: I love my customers. I know that seems so cliché, but I really do. I know about the family weddings and graduations and how the kids are doing. It's an honor to be a part of their lives. ■



Design.Build

ARCHITECTS + CRAFTSPEOPLE
DESIGN • REMODELING • HIGH PERFORMANCE HOMES

Designing and building enduring spaces
for today's needs and tomorrow's well-being.

tdsdesignbuild.com/regent | 608.251.1814

Regent Market Co-op—Locally Grown, Neighborhood Owned

RMC recently held its Annual Member Meeting and Fall Fandango event. It's helpful to reflect and review where we've been and where we're going. The number one thing that keeps the store in business is patronage and, in the last year, our very active marketing committee led by Georgia Rucker, Harry Bennett, and Larry Dooley, created some great concepts to help attract more people to shop. These concepts eventually made it into posters and new membership flyers, and helped simplify the messages that are important for people to hear. The posters are on the store windows and easily readable by folks driving or walking by the store. They promote not only key benefits of the store, but also simple requests of members. Here are the words on the signs:

- Support your neighborhood store | SHOP HERE AT LEAST ONCE A WEEK
- LOCALLY SOURCED | BEER & CHEESE (also on tap) | BREAD | COFFEE | VEGGIES | AND MORE!
- EVERYTHING FROM BOK CHOY AND BRATS TO BOURBON
- 8 AM to 9 PM | 7 DAYS A WEEK
- 100+ years as a grocery store | 25+ years as a co-op | 2000+ products | 2000+ members
- MORE THAN A CONVENIENCE STORE | 2000+ products
- JOIN THE CO-OP TODAY

All the signs link to our newly updated website with a handy dandy QR Code. regentmarketcoopboard@gmail.com if you have feedback or new ideas!

Jordan Tucker
RMC Board President ■



Support your neighborhood store

SHOP HERE AT LEAST ONCE A WEEK

MORE INFO AT regentmarketcoop.com



The Baited Plate
Family Chef



More time with family, less time in the kitchen!

- Meal planning and grocery shopping included
- Customized, heat-and-serve menus
- Dietary preferences welcomed

Come see what it's all about at our new website,
thebaitedplate.com



© 2022 THE BAITED PLATE, LLC

Parks and Recreation—Hoyt Park

Editor—The Newsletter is pleased to welcome information about Hoyt Park, adjacent to the neighborhood. The reports below feature a recap of a recent fall birding walk, an update on the Friends of Hoyt Park, and announcements of what's to come in the next several months.

September Birding Recap—Megan Heneke

The Regent Neighborhood is fortunate to have several attractive spots for resident and migrating birds. A favorite among Madison birders is our very own Hoyt Park. The Friends of Hoyt Park recently hosted a fall birding walk attended by nearly forty neighbors! Regent Neighborhood resident and member of the Madison Chapter of the Feminist Bird Club, Megan Heneke, and West High Student and American Birding Association Young Birder of the Year Yishai Blum taught participants about the fall migrants Hoyt Park hosts every year including several species of warbler. The group also spotted several of Hoyt's permanent residents like tufted titmice and Cooper's hawks.

Fall isn't the only time to see wonderful birds at Hoyt Park. According to eBird, an online database which allows birders to record their observations, 143 species have been spotted at Hoyt Park. Winter, with the leaves off the trees, can be a great time to spot barred and great-horned owls, both of which have nested in or near Hoyt. Spring brings our migrating friends back to Madison. Songbirds are in their spiffy breeding plumage and often singing. Hoyt in May



Photo of a migrating black-throated blue warbler in fall. This is a hard bird to find in Dane County but a kind that apparently loves Hoyt Park. Photo: Megan Heneke



Friends of Hoyt Park brought binoculars for a late-summer birdwatching outing. Guide Yishai Blum pointed out red-eyed vireos, among other species. Photo: Cheri Swenson

is usually reliable for favorites like scarlet tanagers and indigo buntings, as well as a huge variety of warblers. Hoyt Park is also a popular spot for nesting birds in the summer like red-eyed vireos; all kinds of woodpeckers; and flycatchers, like eastern wood pewees and great-crested flycatchers.

Who We Are and What We Do—Tim Astfalk

Thanks to the great conservation work of the Friends of Hoyt Park, we hope to have a hospitable spot for birds into the future. These conservation efforts are coordinated with Madison Parks Department staff and carried out, in part, by the Hoyt Park Rangers who are Parks employees paid for by the Friends. The conservation work includes contracting for controlled prairie burns to be conducted at least every other year. Burning the prairies reduces invasive woody plants and invigorates the growth of the prairie plants.

The restoration has now proceeded to the point where a variety of native plant seeds can be collected to sow in new restoration areas. In addition, the Friends purchase native plant seedlings and seed from a local nursery to provide species not found in the park or in low numbers, adding to the diversity of plant life needed to create a healthy environment for both birds and other small mammals. In the woodland areas of the park, the Friends continue to remove invasive non-native brush and replace it with native shrubs and forbs. Based on the number of deer and turkeys seen in the park this year, the wildlife is enjoying the benefits of this work.

Much of this restoration work is accomplished thanks to volunteers from the (continued on page 19)



**BLUE
IRIS**
LANDSCAPING, LLC

Patios	Certified Retaining Wall Installer
Pruning	Ornamental Trees & Shrubs
Designs	Rain Gardens
Native Plants	Rock Gardens
Yard Cleaning	Perennial Gardens

238 - 2464



Regent Market Coop • 2136 Regent Street, Madison, WI 53726 • www.regentmarketcoop.org
Your Neighborhood Grocer • Open Daily 8am – 9pm • (608) 233-4329

**ALL ARE WELCOME HERE.
NO EXCEPTIONS.**

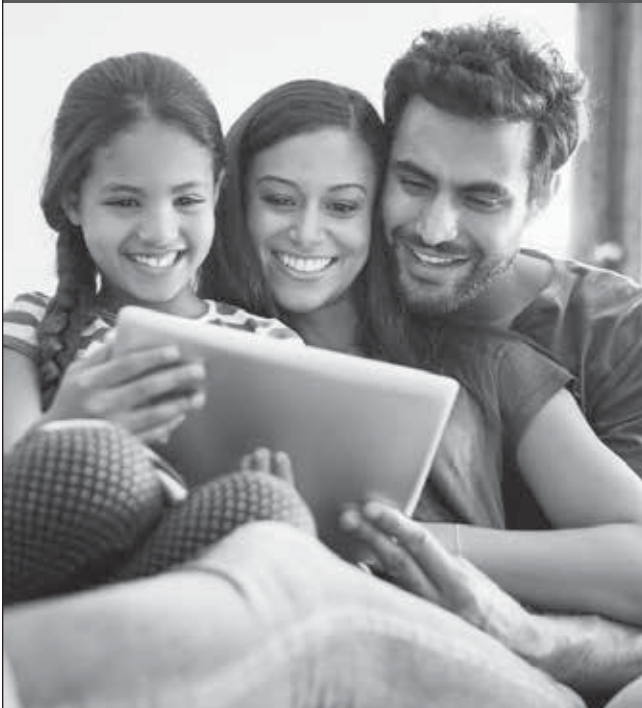
In-person and virtual worship
Sundays at 10:00 a.m.
firstcongrmadison.org



1609 University Ave. | 608-233-9751



Find Energy Savings Here.



Partner with MGE to save energy.

Make mge.com your first stop.

- Get easy, low-cost ways to save energy.
- Use calculators to estimate your savings.
- Learn about incentives from Focus on Energy.

Join us in creating a more sustainable future.
Visit mge2050.com.



Your community energy company

Hoyt Park *(continued from page 17)*

neighborhoods surrounding the park. The Friends of Hoyt Park's monthly workdays are held at 10 a.m. on the third Saturday of each month, March through November. Activities vary each month, require no special skills, and are a great way to meet new people who love the outdoors.

Save the Date—Saturday, November 16— Cheri Swenson

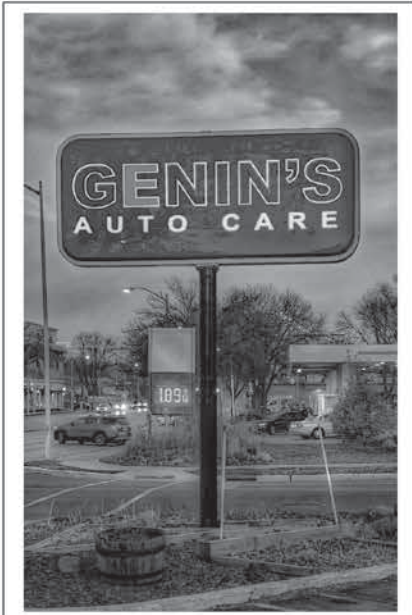
FHP will wrap up the year with a mid-November full-moon guided walk beginning at 6 p.m. Join us for discovery and socializing around a fire at Hoyt's Main Shelter.

If you are interested in supporting events like these or would like to join the Friends of Hoyt Park, please go to hoypark.org. ■



We are an independent, progressive school serving ages 5-14 and providing individualized tuition rates for all families.

Join us for a tour or at our Open House on November 23!



Services Include: Full Auto & Truck Repair Shop, Seasonal Maintenance Program, Air Conditioning Repair, Brake Repair & Service, Oil Changes, Transmission Repair & Service, Vehicle Inspections, Tires & Service, Steering Repair, Wheel Alignments, Muffler & Exhaust Repair—Napa GOLD Autocare

Genin's Auto Care, 3505 University Avenue, 608 238-1088, Rgenins.com

"Anything we can do to help" CALL Keri jo or make your appointment online.

Regent Neighborhood Festival—Fourth of July, 2024



Scenes from the Regent Neighborhood Association's Fourth of July Festival 2024



CLIFFORD & RAIHALA

Champions for the Injured

MYJUSTICE.COM



THE •BUCKINGHAM•INN
Bed & Breakfast

Heidi & Tom Notbohm
Innkeepers

1615 Summit Avenue
Madison, Wisconsin 53726
innkeepers@buckinghaminn.com
608.819.8029
buckinghaminn.com



Award-winning Remodeling

- Kitchen design & remodeling
- Home additions
- Whole house renovations
- Porches & decks

608-235-8982
tonytrappllc.com



**TONY TRAPP
REMODELING**^{LLC}

J. Michael
REAL ESTATE

Madison's Premier Apartment Living!

2628 Arbor
701 Knickerbocker

Call: (608) 233-4440
Visit: jmichaelrealestate.com
Email: info@jmichaelrealestate.com





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

2025 Ad Rates and Schedule

The RNA will publish 4 newsletters and a member directory between February and November 2025. Newsletters are mailed to approximately 1,900 households and businesses in the Regent Neighborhood, and the directory is delivered to approximately 300 members of the RNA. Learn more about us at regentneighborhood.org.

Ads are black-and-white and are available in 4 sizes:

Small: 1 business card-size, 3.5" x 2"

Half-page: 5" x 7.5" (horizontally oriented)

Large: 3.5" x 4" (vertical) or 7" x 2" (horizontal)

Full-page: 7.5" x 10" (vertically oriented)

Advertise in all 4 publications and receive 10% discount on the package.

Circle Your Choices	Newsletter			Directory	Newsletter	(Yearly Package Reflects discounted price)
Small \$55 each	February	May	July	October	November	4 for \$195 or 5 for \$240
Large \$110 each	February	May	July	October	November	4 for \$375 or 5 for \$475
Half-page \$250	February	May	July	October	November	4 for \$900 or 5 for \$1125
Full-page \$500	February	May	July	October	November	4 for \$1800 or 5 for \$2250

Deadlines: February Newsletter—**January 7, 2025**
 May Newsletter—**March 31, 2025**
 July Newsletter—**May 24, 2025**
 Member Directory—**August 31, 2025**
 November Newsletter—**September 30, 2025**

Distributions: February Newsletter—**early February**
 May Newsletter—**early May**
 July Newsletter—**mid June**
 Member Directory—**mid October**
 November Newsletter—**early November**

Business Name: _____

Address: _____

Contact Name: _____

Phone: _____ **Email:** _____

Use same ad as last year

New ad to be sent

Total Payment Due: _____

- Fill out and email a copy of this form to rnaadcoordinator@gmail.com
- Mail payment and form to RNA, PO Box 5655, Madison, WI 53705
- Email ads (grayscale PDFs, at least 300 ppi) to sarnowski@mac.com
- Questions? Contact RNA Ad Coordinator, rnaadcoordinator@gmail.com
- Thank you for supporting the Regent Neighborhood Association!

Ad Policy: The RNA reserves the right not to print ads it deems unacceptable.



Regent Neighborhood
ASSOCIATION

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

More Parks and Recreation

The Regent Neighborhood benefited from beautiful late-summer and early-fall weather. Among the highlights of area activity were Hillington Green’s 21st Annual Penny Carnival, where children and parents brought the games, a penny a try. A few weeks later, at the end of September, local artists organized the Fifth Annual Regent Neighborhood Art Walk. The artistic skills of our neighbors are impressive. The displays are beautiful, the artwork affordable. The gallery of delights has got to be one of the most rewarding holiday shopping adventures. Thanks for supporting your local artists! ■



Hillington Green’s 21st Annual Penny Carnival in September brought family and friends together for games, fun, prizes, and conversation. The children especially liked creating giant bubbles.



Beth O’Callaghan’s quilts and other local artistry were on colorful display at the Regent Neighborhood Fifth Annual Art Walk in late September.

Thanksgiving Meals from First Congregational Church

The First Congregational United Church of Christ, 1602 University Ave., is offering a traditional Thanksgiving meal on Thursday, November 28, 2024. Turkey, fixings, and pie are available for pick-up or home delivery. Visit firstcongmadison.org or call 608-233-9751 by 3:00 p.m. on Thursday, November 21 to place your order. ■



Organizer and artist Nancy Welch with exhibitor/potter Crystal McPartland