



Regent Neighborhood

ASSOCIATION

Winter 2012 Newsletter | www.regentneighborhood.org

It's Time to Start Planning for RNA Fourth of July Festival

If you don't already know me, let me introduce myself. I'm Robin Worth, newly appointed Chair of the Festivals Committee of the RNA Board. I live on the far west end of the neighborhood, on Franklin Avenue, with my partner, Pete, and our four kids.

One of the primary responsibilities of the Festivals Committee is to oversee the RNA 4th of July Celebration. I've been on the organizing committee for a number of years now and, when RNA President John Schlaefer asked me to formalize this duty by being the new Festival Committee chair, I knew it was important to say "yes." My kids have grown up with the RNA 4th of July celebration—they used to navigate the box maze as little kids and use all their tickets on the cake walk, and now are helping out as teenagers with the bouncy house and other duties. I think that's a very satisfying and enjoyable evolution, and one your family might enjoy as well.

Sadly, however, the 4th of July celebration has almost failed to happen for the past few years due



*Robin Worth,
Festival Committee Chair*

to low volunteerism. My chief goal is to insure the preservation (and perhaps growth!) of the celebration by recruiting, organizing, and supporting volunteers so that we all can benefit from a very enjoyable event. There is a very well-developed protocol for producing the celebration—it just takes bodies to implement it. I'd like to ask that you strongly consider volunteering just a few hours of your time (seriously—with a sufficient number of people, it does not involve a big time commitment for any individual) to help with our celebration. Everyone who volunteers has told me afterwards that they really had fun. I suggest you partner with a neighbor, your kids, or others you'd enjoy working with to make the task(s) you select even more enjoyable.

We always need help with:

- The Parade: obtain permit, contact grand marshalls, drum majorette, RaggTagg band, reserve firetruck.
- The Brat Stand: organize food order and equipment, coordinate grillers and servers.
- Equipment: coordinate volunteers to pick up grills, food, supplies, tents, chairs, tables, barricades, etc.
- Day of the Event: oversee from set up to take down.
- Set Up and Take Down: coordinate volunteers.

(continued on page 3)

Join the RNA Listserv — <http://groups.google.com/group/regentneighborhoodassn>

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Area 2 Jim & Marion Force, 238-3233

Area 3 Jean Parks, 233-1418

Area 4 Mary Niedermeier, 233-1882

Area 5 Marcel Maul, 231-0621

Area 6 Karen Richardson, 238-0930

Area 7 Sherry & Wally Block, 233-5612

Area 8 Jim Fortner, 238-9221

A Note from the President —

I hope the holiday season was good to you and your family!

With the new year we have new issues and projects to keep us from being bored. I'd like to outline very briefly some of the bigger ones.

Laura Rose and the UW Relations Committee are getting ready to meet with UW to revisit the Memorandum of Understanding that was negotiated in 2007. Primarily, this will address issues of noise from UW facilities that affect the neighborhood.

The UW's proposal to build a new building for the School for Nursing has produced the need for a traffic study for the west end of campus, which the UW has completed, and also for part of the neighborhood. Originally, Shiva requested that the city's study be from Randall Ave. to Midvale and Campus Drive to Regent St., but it was determined that that would be too expensive, so Traffic Engineering is working to determine what part of that area is most important to study.

By the time you read this, there will have been a neighborhood meeting on the UW Athletic Department's proposed Student Performance Center to be added to the stadium.

Steve Brown has been unable to secure financing for the four-story building he got city approval for in the 1800 block of University Ave., but apparently he can get financing for a five-story building. He will be submitting plans for this new building to the city later this year, and will be having a neighborhood meeting before he submits to the city.

I wish everyone the very best in the New Year! ■



*RNA Board President
John Schlaefer*

RNA Board Meeting Schedule

- | | |
|----------------------------|-------------------------|
| • January 25, 2012 | • April 25, 2012 |
| • February 22, 2012 | • May 23, 2012 |
| • March 28, 2012 | • June 27, 2012 |

The RNA Board meets on the fourth Wednesday of each month from 7–9pm at the Best Western InnTowner at 2424 University Ave. These meetings are open to the general public. Agenda items are solicited through the RNA listserv or can be emailed to RNA President John Schlaefer at john_schlaefer@yahoo.com.

This newsletter is a quarterly publication of the Regent Neighborhood Association with a circulation of 1,700. The deadline for spring edition is March 31, 2012. We welcome articles of general interest to the neighborhood, discussions of local issues, personal interest stories, etc. Please address items or inquiries, or for current ad rates, to Mary Sarnowski, 238-1224, sarnowski@mac.com. Letters to the editor do not necessarily reflect the views of the Regent Neighborhood Association.

Meet the Chair of Our Sustainability Committee—

My name is Chris Petit. I am a new resident in the Regent Neighborhood. My wife and I recently moved from Ann Arbor, MI, to be closer to family. I hold degrees from Carleton College and the University of Minnesota. My background is in ecology and architectural design.

After conducting research on several endangered species and watching steady decline in their numbers, I decided to change my career path to effect change in an area that causes the most environmental degradation—the built environment. The building sector consumes nearly half of all energy produced in the U.S. and is responsible for nearly half of CO2 emissions (Source: Architecture 2030)

Following my education in sustainable design, I have designed and managed energy audit programs for municipal, commercial, and residential buildings and have personally audited over 250,000 square feet of commercial and residential building space.



Chris Petit,
RNA Sustainability
Coordinator

Currently, I am principal and founder of my architectural design and energy evaluation firm, Regenerative Design, LLC. I am also an adjunct faculty member at Oakland Community College. Due to my background in ecology and sustainable design, I take a systems approach to my projects.

Sustainability is defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland Commission of the United Nations). We can go beyond just reaching this balance and aim for not only conservation but also restoration of ecosystems and communities.

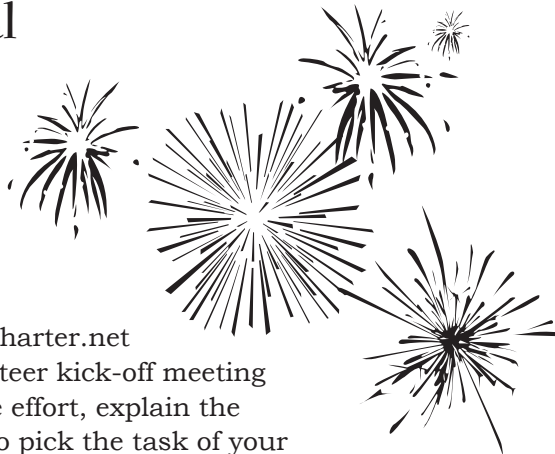
As the Chair of the Sustainability Committee, I would like to use a systems approach for helping the Regent Neighborhood go beyond sustainability to regeneration. You can contribute to this vision for the Regent Neighborhood as well. The sustainability committee is looking for new members to continue to promote economic growth, environmental protection, and social equity. If interested in joining, please call me at 608-286-0579 or email me at petit.chris@gmail.com. ■

Fourth of July Festival

(continued from page 1)

- Booth Management: Tickets, Beverages, Cake Walk.
- Box Maze: reserve boxes, contact scout troupe to set up, run, and strike maze.

Please email me at rworth13@charter.net to volunteer. I will host a volunteer kick-off meeting in March to welcome you to the effort, explain the various duties, and allow you to pick the task of your choice. I look forward to hearing from you soon! ■





***Ireland is
Closer than
you Think...***

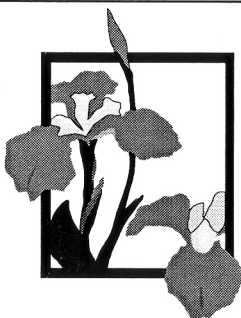
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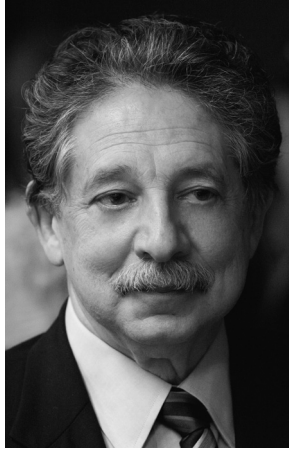
Message From the Mayor—

City officials have been working since 2008 preparing for the inevitable arrival of Emerald Ash Borer (EAB). I wanted to give you a brief update on their progress and plans that are underway.

The Emerald Ash Borer (EAB) insect has three life stages: adult, egg and larvae. The adult EAB is about a ½ inch long (smaller than a penny) and metallic green in color. Adult females will lay eggs on the bark. Larvae will hatch from the egg and burrow into the tree. The EAB larvae feed and develop underneath the bark where the tree's sap moves up and down the tree, effectively girdling the tree and causing death within a couple of years. All ash trees are affected by this insect.

With an estimated 21,000 terrace ash trees, 20,000 ash trees in parks and many thousands more found on private property the EAB could have a devastating effect on our urban forest. The EAB Task Force was created to coordinate assessment of the EAB threat, plan various response strategies, review the latest research and act to mitigate impacts on our tree canopy as well as ensure public safety. Members of the Task Force made a presentation to the full Common Council earlier this fall in an effort to keep them apprised of the problem and planned action. The City will be discussing over the next several months proposed recommendations made by the EAB Task Force and making final decisions on a plan of action to implement in 2013.

We don't know when the bug will be discovered here but forestry section workers will be using a technique this winter to continue to search for the invasion. Once a tree has been infested, its demise is inevitable.



Mayor Paul Soglin

One characteristic of ash trees is that once the tree has died, the wood is especially dry and can easily break off. This can lead to some extremely dangerous situations.

One of the recommendations will be to preemptively remove ash trees that when appropriate and, after review by Forestry staff, that are in poor condition or located under power transmission lines. Replacement trees will be planted so that the City's green infrastructure can be rebuilt as quickly as possible. In addition, if there is infrastructure work that needs to be done, like streets, sewer or sidewalk work ash trees may also be removed and new trees will be planted in their place.

Another recommendation is performing evaluations of city ash trees. Some trees will be deemed legacy trees; trees with a higher value because of perhaps its size or location. Extra efforts will be made to preserve those trees for as long as possible.

There is treatment available to protect trees, and homeowners will receive information on this proposed effort. Some of the treatment needs to be applied or injected yearly, some less frequently. We have heard from residents who are willing and able to treat city trees in their neighborhood, trees on the terrace near their home or in a neighboring park. We'll be developing an Adopt-a-Tree Program for them. Officials will work with them so they can either treat the tree themselves or have the city treat them and assess the homeowner for the cost.

The plans are still being developed and City Parks and officials will work to keep residents up to date. You can access additional information at : <http://www.cityofmadison.com/parks/services/forestry/pests/EmeraldAshBorer.cfm>. This is not going to be an easy project, but I know that working together, we can accomplish what we need to do, protect our tree canopy, and keep our streets and neighborhoods safe. ■



photo Zane Williams

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 Dane County Local

Alder Report, District 5—Shiva Bidar-Sielaff

Dear Neighbors,

Here are a few key city and neighborhood related issues. As always, please do not hesitate to contact me with any comments, questions, or concerns. I can be reached at district5@cityofmadison.com or (608) 220-6986.

Redistricting

Every 10 years, based on the census data, the City aldermanic district boundaries are adjusted based on population changes that have occurred. Through this process as of January 1, 2012, District 5 includes the portion of the Regent Neighborhood south of Regent as well as the Sunset Hills and VanChaMasShe Neighborhoods. Here is a link to the new aldermanic district boundaries: <http://www.cityofmadison.com/cityhall/redistricting/documents/FinalAldermanicDPandWP.pdf>.

SW Bike Path Proposed Lighting

- The project limits are from Breese Terrace to the Beltline Highway, approximately 3 miles. The Southwest Path already has lighting South of the Beltline. North of the Beltline there is currently lighting in only in a small number of selected locations.
- The proposal is to install 20 foot tall black anodized poles with LED light fixtures at a varying spacing of 190 to 240 feet. Two test LED fixtures have been placed at the intersection of the path and Council Crest to allow neighbors to stop by after dark to review the light output and the light patterns the fixtures provide.
- The estimated cost of the project is \$250,000 (see project #22 in the 2012 city budget <http://www.cityofmadison.com/finance/documents/2012CapBud/030-CIP53L.pdf>). I also encourage you to look at some of the other engineering and traffic engineering projects to help contextualize the cost. Note: the link is to the proposed executive budget—although the final approved 2012 city budget has not yet been posted, it did leave the most of the main projects under the Engineering and Traffic Engineering departments untouched.
- The lead alder for this project is Alder Solomon since this has been an issue that he has been working on for many years. It is also important to note that this proposed project spans a number of aldermanic districts.



*Shiva Bidar-Sielaff,
Alder, District 5*

- The reason that a proposal has been put forth now is that the type of LED lighting with down-lighting and limited back spill have just recently become fixtures that the city traffic engineering has looked into and feels comfortable using.
- A neighborhood meeting was held on December 12. Based on the feedback received at the neighborhood meeting and ongoing feedback city staff and alders are receiving, we will work on a modified proposal, and there will be at least one more neighborhood meeting.
- The city has created a project website: <http://www.cityofmadison.com/bikeMadison/planning/project.cfm?id=41>

Please do post your comments on the site and/or email me with your comments & suggestions.

Traffic/Parking/Bike/Pedestrian Issues

I am working closely with Troy Thiel, RNA Transportation Chair and his committee. Two of the main issues we are working on are include:

- Regent/Highland/Speedway intersection: City Traffic Engineering is working on a few variations on how to improve the intersection. Stay tuned for details.
- Regent Neighborhood/West Campus Traffic Study: I have held two meetings with RNA representatives, City Traffic Engineering, Mayor's Office, and UW to discuss the need for a comprehensive transportation plan to respond to issues and opportunities related to growth in development, traffic and neighborhood livability. We are making good progress in getting buy-in for this study.

Olive Jones Park

The 2012 city budget does include some additional funds for phase 3 of the park renovation. We are hoping to finish the renovation in 2012, including fixing the retaining walls, new fencing all around the park, and resurfacing.

UW Student Athlete Performance Center

UW has started the zoning review process with the city for the proposed Student Athlete Performance Center at Camp Randall. This project is considered a major alteration to an existing conditional use affecting the existing Camp Randall Stadium Planned Unit Development (PUD) and the Lot17/Engineering Centers PUD documents. UW is hoping to go before Urban Design Commission, Plan Commission and City Council in March/April 2012. A neighborhood meeting is scheduled for January 26 at 5:30pm, Room 132 WARF (610 Walnut Street) to discuss this project and hear neighbors' feedback. ■

Message from Representative Terese Berceau

New renumbered legislative districts leave constituents wondering who represents them!

As you know, Wisconsin re-draws political boundaries every ten years based on census data. This makes logical sense; as population shifts, districts should represent those changes. Unfortunately, the redistricting that took place this session caused a problem because not only did the boundaries of the districts change, but in many cases, the district numbers did, as well.

Recently, the legislature updated its "Who Are My Legislators" Web page to reflect new Senate and Assembly districts. If someone enters an address on the Web site, it brings up a page that says who his or her elected officials were previously and who they will



Rep. Terese Berceau

be as defined by the new districts. However, the Web site links legislators to their old district numbers, even if the numbers no longer coincide with the new districts. This is leading people to believe that, for example, Representative Hulsey is their legislator because his old district number was 77, even though my new district will have that number and I will actually be their representative.

Additionally, a lawsuit on this issue was filed in federal court. If the court decides that the maps are unconstitutional, everyone's districts will probably change again. As it looks now, I will be representing University Heights and parts of my old district, but depending on the court's decision there may be further revisions.

My office is happy to help you determine who represents you if you indeed find yourself confused. If you need assistance on this or any other issue, please call or e-mail me at (608) 266-3784 or Rep.Berceau@legis.wisconsin.gov. ■

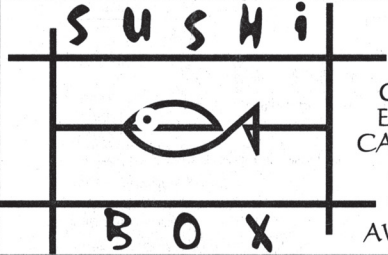


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Dane County Board Report, District 10—Jeremy Levin

Towards the end of 2011 we passed a county budget, in which the State imposed a strict levy limit. The allowed levy increase equaled the greater of zero percent or the increase in equalized value due to net new construction. This left the county to face significant cuts to programs. Dane County had a little bit of flexibility since we had reduced our debt service recently, but it was a tough budget for the County to continue providing services to our residents when they are still in need because of the tough economy.



*Supervisor Jeremy Levin
District 10*

Probably one of the biggest positives came in the County's Capital budget, where we were able to initiate funding on a plan, the Clean Lakes Initiative, which will to spend about \$27 million over the next five years on projects aimed at cleaning up the county's lakes. The Clean Lakes Initiative breaks down into the following:

- A focus on removing carp and reducing sediment, first on Cherokee Marsh and Mud Lake. Carp removal would later be considered on Lakes Waubesa and Kegonsa. Lakes Mendota and Monona are too large for carp removal to be effective. This follows similar methods that produce the successful removal of carp from Lake Wingra and has led to improved water clarity and quality.

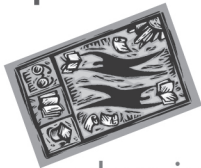
- Setting up a \$3.4 million fund for buying land that helps protect the water quality of the Yahara lakes and their tributaries.
- A program that provides a total of \$2 million in 2012 to help local governments pay for improvements to storm drains.
- Initial funding to help put in place pollution reducing plans from the Yahara CLEAN initiative, a long-term project aimed at improving water quality.
- A clean beach project in which Dane County will partner with municipalities to improve water quality by installing of algae-blocking booms at two beaches each year over the five year course of the plan.

The Clean Lakes Initiative provides an opportunity for us the turn back the clock on the Yahara chain of lakes and return them to a quality that be widely enjoyed by all of us.

Finally, I am honored at the chance to serve District 10, including the changes from reapportionment, for another 2-year term. On April 3 I will run unopposed for reelection to the County Board.

As always, please feel free to contact me at levin.jeremy@co.dane.wi.us or call me at 608.577.9335 with specific questions and concerns. ■

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Winter Workshops for Owners of Older Homes

The Madison Trust for Historic Preservation is sponsoring a series of workshops that will provide practical maintenance information for owners of older homes. These workshops will be held on the second Tuesday of each month from January through April at 7:00 pm in Randall School at 1802 Regent Street. The topics and presenters of the workshops are:

- January 10** **Federal and State Historic Preservation Tax Credits;**
Jen Davel, Wisconsin Historical Society
- February 14** **Repair and Maintenance of Historic Wood Windows;**
Iver Bryan, Historic Window Specialist
- March 13** **Plumbing and HVAC in Old Houses;**
Regan Howe, Howe Brothers Plumbing, and John Novak, RA Heating
- April 10** **What to Expect in Working with an Architect/Contractor;**
Sam Breidenbach, TDS Custom Construction, and Elizabeth Cwik, Architect



Tax Credit Workshop with Jim Sewell in 2011

The cost for each workshop is \$10. Attendees will also have the opportunity to join the Madison Trust for Historic Preservation for a reduced rate. If you are looking for information on maintaining your older home, this may be the opportunity for you. If you have any questions, please call MTHP Executive Director Jason Tish at (608) 441-8864. ■

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- By phone, leave a message at 252-5671.



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Streets & Transportation Updates

At our first meeting of the New Year, we outlined the committee's priorities regarding neighborhood transit issues. Principal priorities initially are:

1. Encouraging review of the Highland/Speedway/Regent (HSR) intersection by City Staff for potential improvements;
2. Supporting and advising the proposed Near West Transit Planning Study to plan for the increasing traffic heading to the West Campus area and the resulting transit complexities; there have been two initial meetings already and it will be a conjoined effort with University, City and hopefully Village of Shorewood Hills reps;
3. Improving the intersection of University and Farley;



4. Updating of Randall Safe Routes to School plan;
5. Encouraging bike and pedestrian transit safety and facility upgrades;
6. Staying on top of other transit planning issues that come up, of which there will be many.

We reviewed the Highland/Speedway/Regent intersection with RNA resident and Pedestrian Crossing Guard Jack O'Keefe, and later toured the intersection. We have identified potential improvements to make the intersection safer and we look forward to discussing them with the City Engineering staff.

Be safe out there! If you'd like to be a part of this sub-committee, please contact me at troythiel@yahoo.com or call me at 347-9670. ■

— Troy Thiel
Streets & Transportation Chair

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We're In the Neighborhood.

Greetings from Randall School!

The billowy blanket of snow pulled over our flowerbeds this week muffles the memory of the surreal spell that thawed and called the child in all of us to backyards, sidewalks and parks. My wife Ruth and I took advantage of the New Year's warm welcome by departing on foot from our Kendall abode for a host of adventures with our foster sons. The absence of scarves and hoods made it that much easier for us to recognize those of you who were out and about, imbibing Mother Nature's surprise gift.

The au jus aroma of soft winter ground wound me back to the yuletides of my Louisiana youth. It also alarmed me, because the air held hints of early Wisconsin spring, long before it was due. I depend on January through April to allow me to gradually dismiss the bowl full of jelly the holidays hang on my hips with care. The brown lawns and wet, wild winds had me dropping to do fifty in boot camp fashion. Thankfully, the crisp crystal coating has frozen my frenzy.

Two New Year's resolutions featured in my fitness regimen are to learn to breathe on both sides when swimming and to drink more water. Little did I realize that the pursuit of the former goal would so easily include the latter. It seems that my early morning laps have now taken on two senses of the term.

Accomplishing our resolutions may involve undoing as much doing. It's said that for every year that we engage in a habit, it takes at least one month of revised exercise to change our past practice. We apply this thesis to our instruction at Randall. The more we assist students in mastering skills at an early age, the less undoing and re-teaching we need to provide in the semesters to come. Likewise, the sooner we identify and address students' deficits, the less remediation is needed. Perhaps even



Principal John Wallace practices his New Year's resolutions. Read his article to find out more.

more importantly, this solid core instruction and immediate intervention build within our students an identity of success, rather than of failure.

One of our school's New Year's resolutions is to have our students share things Randall with you through the RNA newsletter. But why not come see for yourself? We'd love for you to visit us whenever you wish – perhaps read a book to the kids. After all, Randall is your school. If you do drop in and you see someone walking laps around the halls, making swimming motions while turning his head from left to right, and making frequent stops at the water fountain, please introduce yourself to me.

Go Raccoons! ■

—John Wallace, Randall School Principal



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Announcements

The Habitat for Humanity Souper Bowl XVI

Saturday, Feb. 4, 2-8 p.m.

Madison West High School Cafenadium, 30 Ash St.

Soup, Ceramics, Live Music, Celebrity Servers, and Bucky Badger! Souper Bowl is an evening of food, art, and entertainment, bringing the Madison community together to support Habitat for Humanity. The cost is \$15 for a bowl (meal provided) and \$35 for a family of four (two bowls, four meals). ■

Spring Regent Drama Club Production:

Urinetown: The Musical

March 2, 3, 9, and 10

A satirical comedy musical, directed by Holly Walker, choreographed by Kelle Adams, and Music Director Anthony Cao. In an attempt to regulate water consumption, Urinetown has outlawed the use of private toilets. The citizenry must use public, pay-per-use amenities owned and operated by Urine Good Company, a malevolent corporation run by the corrupt Caldwell B. Cladwell. ■

**Friends of West High Drama: *Broadway West!*
Sundance Cinema Madison, second floor Bistro
February 4, 7-10 p.m.**

Hors d'oeuvres! Trivia! Auction! Spend a wonderful and lively evening with West High parents, friends,

and students for the Friends of West High Drama's largest and most important fundraiser and social event of the year. \$35 per adult, \$10 West students.

Tickets available at the door, reservations suggested. Contact friendsofwestdrama@yahoo.com ■

Backpacks Needed

West High School has many students who do not have backpacks. If you have a new or gently used backpack, please consider donating it. Please drop them off at the West welcome window or in Room 243. ■

Hot Stuff from The Froth House

The Froth House is now open seven days a week!

Monday through Friday 6am – 9pm
Saturday and Sunday 8am to 4:30pm

They make as much food in-house as possible, especially soups and sauces, and they sell Froth House whole-bean and ground coffee in bulk at the shop.

To learn about their weekly specials, music nights, and weekend activities for families stop by The Froth House at 11 N. Allen Street or go to **frothouse.com** ■



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For older audiences, CTM presents
Lord of the Flies
March 24 - April 1st.

Temporary Art Installation at Casa Bianca Apartments

From November 18–December 2, the exterior walls of Casa Blanca at University and Walnut Avenues held ten paintings by artists Betsy Delzer and Bobbette Rose. The paintings focused on the themes of transition and time, the space between Fall and Winter, Spring and Summer, light and dark, yes and no, the paths we walk and the ones we leave behind.

Jeffrey Pohorski and Bobbette Rose collaborated on video in response to the paintings and to the concept of transition and change. On the evening of November 19, the video was projected onto the walls with the paintings. The walls appeared to melt and drip down the sides revealing layers of color and images. The video was created by combining a shoot from Bobbette's studio of dripping wax and paint with images filmmaker Jeff Pohorski captured of nature through the different seasons. The effect was a meditation on the transition of seasons and time. Several who viewed it remarked that they became mesmerized by the images the more they watched.

Down the street in a Goldleaf Development Company office, there was a reception that offered additional paintings, the video loop that was playing on the outside, and a chance to meet the artists. An estimated 150 people came to the reception, and many more viewed the installation over the two weeks by driving by.



An art installation of paintings and video projections as seen at night on the Casa Bianca Apartments on Old University Avenue in November and December.

This project was funded through a BLINK grant from the Madison Arts Commission which invites experimental, temporary works of art to sprout up throughout the community. The artists thank Full Compass who provided essential technical advice and equipment as well as Goldleaf Development who provided the installation site and reception space. ■

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Author, Author!

Full disclosure—I am the author of two books: a poetry chapbook and a culinary travel guide. But that's not the point of this article. It's to call attention to all the other writers who live in the neighborhood. I think it might be worthwhile in subsequent newsletters to learn more about them.

For starters, I'll mention two of the neighborhood's "heavies," Ron Wallace and Bill Cronon. Both are University of Wisconsin-Madison faculty, Ron being a professor in the English Department and Bill in History. Ron co-directs the creative writing program; Bill is director of the UW's Center for Culture, History and Environment. Both are fellows of the Wisconsin Academy of Sciences, Arts and Letters, headquartered in our neighborhood at 1922 University Avenue.

Ron has penned, if that's not too old-fashioned a verb, about ten collections of poetry and prose, including *For a Limited Time Only: Poems* (2008) and *Quick Bright Things: Stories* (2000). But I have a great fondness for an earlier work, *The Makings of Happiness* (1991).

As for Bill's books, I'd single out *Nature's Metropolis: Chicago and the Great West* (1991), a "groundbreaking" book because it challenges our thinking about urban and frontier history. Bill, according to his Web page, is writing a history of Portage, "from the end of the last Ice Age down to the present. It will explore how people's sense of place

is shaped by the stories they tell about their homes, their lives, and the landscapes they inhabit." I had the good fortune to hear him read from this work-in-progress and was moved by his use of language.

I am lucky to live next-door (east and west) to four UW-Madison faculty members. Each writes, but for now I'll focus on the women – Caroline Levine and Julia Murray. Caroline is an editor for the Norton Anthology of World Literature (late 18th and 19th centuries). Her most recent book is *Provoking Democracy: Why We Need the Arts* (2007). Julia is a scholar of Chinese art and the author of *Mirror of Morality: Chinese Narrative Illustration and Confucian Ideology* (2007).

Take a look at some or all of these books. Looking forward to your suggestions for the next newsletter. ■

— Ronnie Hess
rlhess@wisc.edu

Artnote:

Each month, the Center for Photography at Madison curates a photography exhibit at the Wisconsin Academy's Steenbock Gallery at 1922 University Avenue. It's worth dropping by on a regular basis, as well as at the James Watrous Gallery at Overture Center. For more, www.wisconsinacademy.org



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2550 University Avenue Update

Construction on the 2550 University Avenue apartment building, being developed by the Mullins Family, reached an important milestone just before Christmas when the building was topped off by its contractor Stevens Construction. Topped off means the top floor of the concrete structure was poured. Once a building is topped off, its exterior or skin can start to be attached with completion scheduled for July 2012. Once the exterior work is completed, interior finishes can start. With construction commencing last May, it is remarkable that such an involved development will be completed in 14 months. Steven's Construction has installed over 475 tons of reinforcing steel and over 362,000 lineal feet (nearly 70 miles) of post tensioning cable, and 10,500 cubic yards of concrete for the structural frame to date. Over 40,000 man hours of concrete work alone has been logged.

The project which now has an official name of 2550University will move in its first tenants July 1, 2012. 2550University opened a rental office at 2501 University Avenue and started advertising with a website of www.2550university.com and other advertising in November. Interest in the new apartments has been strong with leases already signed. The mix of tenants so far are medical professionals, graduate students, young professionals, and empty nesters. The project's location and high level of construction materials has been the primary reason for interest in the leasing. Although the project is a rental, its interior apartment finishes are of condominium quality including granite countertops, stainless appliances, high ceilings, balconies, building security, on-site parking, and washers and dryers in every unit. The 130-unit project also features a variety of floor plans including studios, 1-bedroom, 1-bedroom-with-den, two-bedrooms, and 3-bedroom townhomes and flats. The townhomes and flats are located in the three-story portion of the project which fronts on University Avenue. They are large and unique. Each unit will have its own dedicated entrance and address on University Avenue.

An important and significant component of the project is four individual commercial spaces fronting on University Avenue and Highland Avenue. Each of these spaces range in size from 1,389 square feet to 3,461 square feet. Active efforts to lease the commercial spaces are underway. Neighbors who



Architectural rendering of 2550University

know of specific businesses that are appropriate for this location are encouraged to let the leasing office know by e-mailing them at info@2550university.com

The 2550university project is significant in that over 350 construction related jobs have already been created and significant tax base will be added as a result of this development. ■

— The Mullins Group

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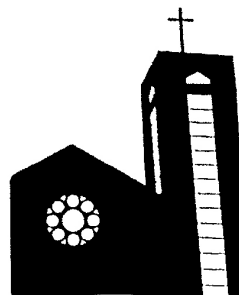
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Cooperatives: Following A Humane Business Model

In recent years we have seen laid bare some harsh aspects of capitalism in the news and in our lives. Consumers, employees and citizens have paid a high price for cutthroat, merciless and reckless practices in boardrooms and CEO suites.

For two years I have had the privilege of acting as “CEO” of a different sort of business. For, make no mistake, the Regent Market Co-op is a business, subject to the same economic impulses of supply and demand as our profit-obsessed brethren.

Remarkably, however, we have survived for 12 years (and counting!) while adhering to a different approach, one that is captured in the Seven Principles of Cooperatives:

1. Voluntary and Open Membership
2. Democratic Member Control
3. Member Economic Participation
4. Autonomy and Independence
5. Education, Training and Information
6. Cooperation among Cooperatives
7. Concern for Community

Imagine how the world would be different if all businesses followed these principles!

For me, one of the great revelations of serving on the RMC Board has been experiencing Principle 6 in

action. RMC received financial and technical help from the Willy Street Co-op early on, and we continue to maintain good relations, despite the 20-fold difference in size and revenue. They could swallow us up in a flash. Instead, we honor each other’s memberships and we even get together to swap stories from time to time. Likewise, we have worked hard to help the Yahara River Co-op gain a foothold in Stoughton through technical assistance and purchasing agreements. And I could go on and on about how Summit Credit Union, our banker, has assisted us when we most needed it. Incidentally, Summit is leading a local effort to raise the profile of Madison’s diverse array of co-ops—not for short-term profit, but to strengthen the cooperative movement locally. Principle 6 in action, indeed.

By the time you read this, I will have stepped down as President of the RMC Board. I have learned so much from our members, employees, Randy our store manager, and my fellow board members, and I thank them sincerely. You can have the same experience. Become an RMC member. If you’re a member, consider serving on the board. Become part of the humane and rewarding business model offered by your local grocery cooperative. ■

— Brad Wolbert
Regent Market Co-op President



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