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University Communications

## News Releases



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**FOR IMMEDIATE RELEASE****May 11, 2000****CONTACT:** Debb Schaub, (608) 262-8161

(NOTE TO PHOTO EDITORS: A high-resolution image to accompany this story is available for downloading at: <http://www.news.wisc.edu/newsphotos/schaubs.html>)

**UW-MADISON CHILD EDUCATION SERVICES SEE BIG GROWTH**

MADISON -- Sherlock Holmes would have noticed in a nanosecond the slightly worn knees of Debb Schaub's jeans. "Ah," he might have said with a puff of his pipe, "you are perhaps a professional in early childhood education?"

Yes, Mr. Holmes, you're as keen as ever - Schaub believes in getting down at child-level. And so does her entire staff at the Eagle's Wing Child Care and Education Programs for University Apartments, which includes Eagle Heights apartment housing for graduate student families and University Houses for faculty families.

Schaub has been manager of children's services for University Apartments since 1992, when she had 26 children in two converted apartments at Eagle Heights. Today, after moving into a new wing of the Community Center in 1998, Eagle's Wing is licensed for 107 students - a dramatic quadrupling in eight years - and serves a total of nearly 200 children each semester.

Size aside, the program is remarkable because of the passion and compassion that Schaub and her staff bring to their profession. "Though early childhood education is not highly valued by anyone-can-do-it people, I'm still here because we have the chance to raise children who do not just tolerate, but embrace difference."

Difference abounds at Eagle's Wing, because 80 percent of the children are from international families attending UW-Madison. Walking through Eagle's Wing is like walking through the world. You see the young faces - some shy, some impish, some gleeful - of South Korea, China, Brazil, Venezuela, Iceland, Poland and Egypt, to name just a few of the 24 nations represented at Eagle's Wing.

"Working here is a really, really awesome cultural experience," says Schaub with the intensity that she seems to bring to every part of her job. "Every day when I drive through that tunnel of trees leading up to Eagle Heights, I marvel at what a new world I'm entering."

And the Eagle's Wing staff - with strong support from University Housing - works hard to make that world safe and fun and stimulating for the children ages 2-12 who live in it during the day. The staff includes 11 academic staff, 2 classified staff and 18 LTEs, 12 with a master's degree in early childhood education, several with international backgrounds and more men than you might expect (six).

"We want Eagle's Wing to be a very welcoming, happy place," says Cigdem Unal (pronounced Chee-dom Yoo-nahl), one of the lead teachers and a native of Turkey. Schaub has such complete trust in Unal that she says "Cigdem could raise any 2-year-old of mine."

For that matter, the entire staff at Eagle's Wing is a point of pride for Schaub. "I have high expectations of them, because children deserve the best," she says. "I couldn't do anything without

Housing - Eagle Heights

them."

The staff works in what Schaub calls "seamless teams" in each classroom. So seamless that it's sometimes hard to tell whom of the four adults in the room is the lead teacher.

Besides wearing out the knees on their jeans, staff members do other things to make children feel valued: They make eye contact, listen to the children, using nonverbal communication for those who speak little English and have "a lap for kids when they need it," as Schaub puts it.

All this connecting with kids leaves her staff emotionally vulnerable. "Because we have a very transient graduating population at Eagle Heights, it seems like we're always saying goodbye," says Schaub, "and most of the goodbyes are so very hard, because they're goodbye forever."

The "whole-child" curriculum that's coupled with these emotional connections helps children develop cognitively and socially, make decisions and solve problems. And running throughout the Eagle's Wing experience is respect - for everyone.

"We value all cultures and all families," says Schaub, "and that means families with two moms or two dads, as well as a mom and a dad." Multicolored "diversity stripes" run across the window blinds, and music from different cultures is played at naptime.

Schaub grew up in a place very different from Eagle's Wing: Chilton, Wis., where there were "no people of color and no parallel parking," she says. She earned her bachelor's degree from UW-Green Bay and then taught kindergarten and managed the Green Bay Day Nursery. She later oversaw the educational services of the 27 Head Start programs in Dane and Green counties before coming to Eagle's Wing.

"I always knew I was going into early childhood education," says Schaub, "despite the widespread view that we're just babysitters. Anyone who thinks that should just follow one of our teachers around for a day."

And if you're game to do that, be sure to wear jeans. "You'll never see me in a linen suit," says Schaub with a smile.

###

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*Almanac lists facts, figures and miscellany of campus interest. Know something or want to know? Call us: 262-3846, or e-mail: wisweek@news.wisc.edu.*

**On the air**

When the Arts and Entertainment Network (A&E) broadcasts a one-hour program on its "Top Ten Cities To Have It All" later this fall, viewers will see a segment on Madison that is likely to include a brief mention of the UW-Madison campus.

Among the many locations around the city visited by A&E field producer Steve Abramson and his local crew on Saturday, Sept. 11, were the Memorial Union Terrace, where they interviewed Chancellor **David Ward**, and the Howard M. Temin Lakeshore Path.

The program is scheduled to air on Sunday, Nov. 7, at 6 p.m. and will be repeated on Saturday, Nov. 13, at 10 p.m. Cities were chosen based on whether they are considered safe, economical, recreational, and a good place to raise a family and to retire.

**Mark your calendar**

Guidelines for the use and management of the Campus Natural Areas will be presented during a public forum Wednesday, Sept. 29. The forum begins at 7 p.m. in the On Wisconsin Room of the Red Gym, 716 Langdon St.

The **Campus Natural Areas Committee** will present its draft of operating principles for preserving, managing, using and overseeing the 325 acres that comprise the Campus Natural Areas. Taking up almost one-third of campus, the natural areas are a combination of woods, restored prairie and wetlands located mostly along the shore of Lake Mendota. Well-known locations include Eagle Heights Woods, Fritzsche Point, Howard Temin Lakeshore Path and Picnic Point.

Information: Cathie Bruner, 265-9275; Robert Kay, 262-3148.

**Who's the "wheelchair guy"?**

If you were wondering why the "wheelchair guy," the international symbol of accessibility, is no longer being painted on parking lot pavement to mark accessible parking stalls, the reason is: Transportation Services staff and the ADA Task Force are reviewing the locations of accessible parking stalls. Some accessible parking stalls may be relocated to enhance accessibility, and more stalls will be added this year and in the spring or summer of 2000.

The stalls are still clearly marked by signs. For more information about accessible parking, visit: <http://wiscinfo.delt.wisc.edu/tpm/accessibility>.

**Faculty Senate resumes**

The Faculty Senate will hold its first meeting of the 1999-2000 academic year Monday, Oct. 4, starting at 3:30 p.m. in 272 Bascom. The agenda includes an annual update from Chancellor David Ward and review of several committee reports. For information, call the Office of the Secretary of the Faculty, 262-3956.

**Backward glance**

From Wisconsin Week, Sept. 27, 1999: The university has added 24 minority faculty and boosted minority student enrollment 5 percent in a single year, new figures show. ... The Wisconsin Union Theater marks its 50th anniversary with concerts including Maynard Ferguson's jazz ensemble and violinist Isaac Stern. The Academic Staff Assembly has launched a lobbying arm, ASPRO, which stands for Academic Staff Public Representation Organization.

**Quotable**

"If recent experience is any guide, issue advocacy appears to be a remarkably ineffective way to influence elections."

Political scientist Kenneth Mayer on big-spending campaign ground, the subject of his newest study. (See page 24)



**Throwing their weight into volunteering**

University students throw their weight into a "children's extravaganza" Sept. 18 at James Madison Park in Madison. Student volunteer Matt Kopec, center, and Wisconsin Alumni Student Board President Ross Widmeyer, right, joined in a tug of war with youth from Madison's Williamson-Marquette neighborhood. About 300 children from various neighborhood centers participated in an afternoon of outdoor activities, games and art projects. Photo: Jeff Miller

on Wisconsin Strategy, a research and policy institute. Rasell will speak Friday, Oct. 8, at 1 p.m. in the Madison Senior Center, 330 W. Mifflin Ave.

A senior economist at EPI, Rasell specializes in Social Security, Medicare and health care issues. Prior to receiving her Ph.D. in economics, Rasell was a family practice physician. She has authored numerous reports about Social Security, including EPI's new report Fixing Social Security: The Clinton Plan and Its Alternatives, which examines the state of the program and efforts to reform it. EPI is a Washington, D.C.-based research organization.

**German Center to open**

A high-ranking German official will be among dignitaries expected to attend events Thursday, Sept. 30, marking the opening of the Center for German and European Studies.

Among the speakers will be Karsten D. Voigt, coordinator for German-American Cooperation, Foreign Affairs Ministry, Federal Republic of Germany.

The center is a collaborative effort between UW-Madison and University of Minnesota-Twin Cities.

For information, contact Klaus L. Berghahn, 265-8032.

**Oates to give campus reading**

Joyce Carol Oates, doyenne of the American literary scene, will read from her work during a visit to campus Sept. 27-28.

Oates received her M.A. from the university in 1961. Now on the faculty at Princeton University, she is acclaimed for her novels, short fiction, poetry, plays and criticism.

Oates' most recent works include the novel "Broke Heart Blues," a short story collection entitled "Collector of Hearts: New Tales of the Grotesque," and a collection of essays and reviews, "Where I've Been and Where I'm Going."

Twice nominated for a Nobel Prize, she has been awarded a Rosenthal Award from the American Academy Institute of Arts and Letters, the National Book Award for her novel "Them," a PEN/Faulkner Award and more.

Oates will read from her work Monday, Sept. 27, at 8 p.m. in L160, Elvehjem Museum of Art. Her visit is sponsored by the UW-Madison Department of English and the Wisconsin Institute for Creative Writing. Information: Ron Kuka, Creative Writing Program, 263-3374.

**MILESTONES**

**Rusch, wildlife ecologist dies**

Donald H. Rusch, age 60, a wildlife ecologist, died after suffering a heart attack Sunday, Sept. 12, while hunting grouse in the Badlands of North Dakota. He was the foremost living authority on ruffed grouse. Contributions may be directed to: Donald H. Rusch Memorial Fund, University of Wisconsin Foundation, P.O. Box 8860, Madison, WI 53708-8860. The Donald H. Rusch Memorial Fund will be used for biological research and education.

**Baldwin memorial Saturday**

A memorial is planned in Madison for Ira L. Baldwin, 104, a retired scientist and administrator who died last month in Tucson, Ariz. The memorial will be held at First Congregational Church at 1 p.m. Sunday, Sept. 26.

Memorials may be made to the University of Wisconsin Foundation-Ira Baldwin Memorial, P.O. Box 8860, Madison, WI 53708-8860; or the Ira-Ineva Baldwin "Best Should Teach" Fund, P.O. Box 1140, Boulder, CO 80306.

Douthitt, interim dean of the School of Human Ecology; and Lucinda Heimer, director of the Bethany Preschool Laboratory. New staff from the infant care program will also be in attendance.

The Bethany Preschool Laboratory is the second UW-Madison infant care program to open this year. The Infant/Toddler program, 1800 University Ave., opened in June and serves eight children six weeks to 30 months old. The new Bethany infant/toddler program will serve up to 12 children ages six weeks to 24 months. The Waisman Center will open a third infant/toddler program next year.

Funding from a new federal grant to provide child care for low-income student parents is helping underwrite the cost of the campus infant/toddler care programs.

**NOTABLE**

**WPT's "30-Second Candidate" wins documentary Emmy**

"The 30-Second Candidate," a documentary made for PBS by Wisconsin Public Television, won a national News and Documentary Emmy Award presented by The National Academy of Television Arts and Sciences Sept. 8 in New York City.

"The 30-Second Candidate" won the award for Outstanding Background Analysis of a Single Current Story - Programs. Other nominees in the category were "Awakenings: The Real Story" from the Discovery Channel and "The Last Mile" from NBC.

Kathy Bissen and Dave Iverson co-produced "The 30-Second Candidate," which explores the evolution of political advertising, its growth and the increasing influence of political consultants, and some possible options for reform.

Wisconsin Public Television's WHA-TV was the first non-commercial station in the country to win a national Emmy for "Pretty Soon Runs Out," produced in 1969 as part of a week-long series on Milwaukee.

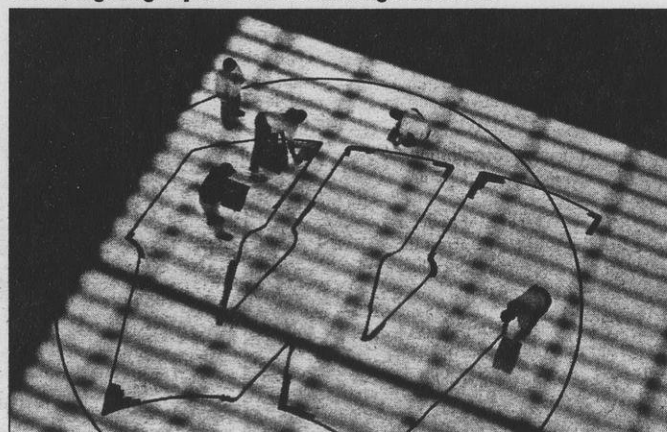
**ON CAMPUS**

**Economist plans state tour**

Economic Policy Institute economist Edith Rasell will tour Wisconsin Oct. 6-8 to discuss Social Security and offer a progressive solution to its funding shortfall.

Rasell's tour is sponsored by the Center

**Recent sightings by Jeff Miller: Painting the ice red**



Getting ready for the hockey season, workers at the Kohl Center last week applied the motion "W" on a layer of ice. As a view from the catwalk shows, workers hand-painted the ice after using a template to create the W's outline. When they finished painting, they sealed their handiwork under a one-inch thickness of layered ice.

# CAMPUS SCENE

## PROF BUILDS INTEREST IN PRACTICING LAW

Madonna Lockes is accused of getting drunk, breaking into someone's home and eating pizza. The case against her hinges on the testimony of an eyewitness who claims to have seen her at the scene of the alleged crime.

Her case went to trial Wednesday, April 7, but not in a courthouse. The trial was held at the Wisconsin School for the Deaf in Delavan. Madonna Lockes is not a real person and her trial is not real, either. But the mock court exercise developed by Law School professor Michele LaVigne is intended to introduce Wisconsin deaf students to the world of law, and the very real possibility of becoming a lawyer.

"One of my goals here is that I hope to interest a couple of kids in going to law school," says LaVigne, a clinical associate professor of law.

LaVigne, who is not deaf but knows some sign language, says her interest comes from working with deaf clients early in her career and from teaching two former students who are deaf. The UW Law School has graduated three deaf students in recent years, but there are less than 100 deaf lawyers in the United States.

## MOORE SHOW SCREENED AT MEMORIAL UNION

University students and others who took part in the filming of a segment for Michael Moore's new TV show last fall got to see the final product on a big screen last weekend in the Memorial Union Rathskeller, courtesy of Moore, a satirist and documentary filmmaker.

Bravo, the Film and Arts Network, is carrying the series, which began airing in Britain last month. "The Madison scene is in the very first episode — a piece about showing Ken Starr and Congress how to conduct a cheaper witch hunt," says Moore.

Last Oct. 13, after a Distinguished Lecture Series talk, Moore invited a full house to join him on the lower State Street Mall for the filming of the witch hunt segment, which he directed.

"I couldn't believe how we pulled off this scene with a 'cast of thousands,'" he said. "Virtually the entire audience came outside! You won't believe the shots we got — you'll think we spent a million bucks to get them, but it was the cheapest scene I shot for the whole series!"

## FORUMS PLANNED ON NATURAL AREAS

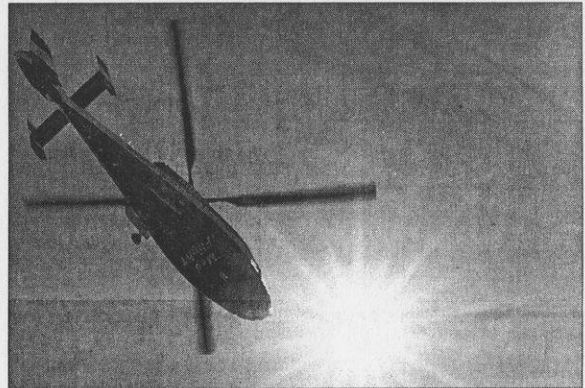
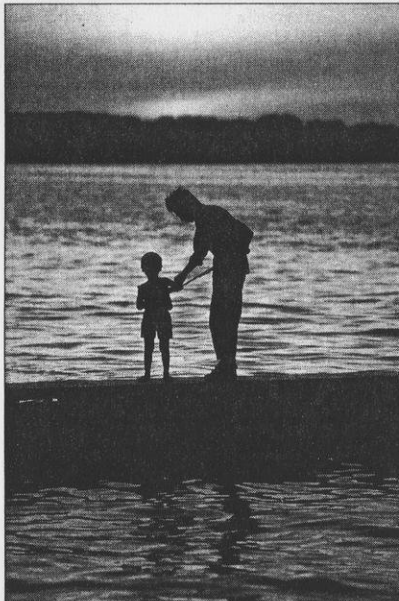
The Arboretum Committee Planning Task Force on Campus Natural Areas plans to hold several forums for campus and public input on planning for the campus natural areas. The first meeting is scheduled at 7 p.m. Monday, April 26, at Memorial Union. Check TITU for room. Natural areas include Muir Woods, the Howard Termin Lakeshore Path, 1918 Marsh, Picnic Point, Bill's Woods, Caretaker's Woods, Second Point Woods, Eagle Heights Gardens, Frautschi Point, North Shore and Wally Bauman Woods, and Eagle Heights Woods.

## BACKWARD GLANCE

From Wisconsin Week, April 12-19, 1989: David Ward is appointed vice chancellor for academic affairs and Donald W. Crawford is named dean of the College of Letters and Science. ... The UW System Board of Regents announces a five-part plan to eliminate the Athletic Department's \$5.9 million operating deficit. ... The College of Agriculture and Life Sciences celebrates its centennial. ... International Studies says it intends to continue an academic exchange program with Sierra Leone.



*Mous-  
Eagle  
Heights*



## Campus in sharp contrast

Less detail reveals more meaning

Story by Jeff Iseminger  
Photos by Jeff Miller

Look closely at a person, and your eyes devour the details in seconds — face, hair, fingers, clothing. But strip them away through a silhouette, and the object of your attention communicates in a starkly eloquent way. A silhouette speaks in the rich, expressive lexicon of body language.

The sparseness of a silhouette keeps you out of the clutches of detail. It's like helping you back away from a pointillist painting to prevent the dots from fuzzing the image.

Consider a scene — a mother leaning over to comfort her child on Library Mall — rendered two ways. Lit from the front, you'll notice their clothes, facial expressions and perhaps ice cream drips on the child's mouth. But lit from the back by a setting sun, you'll see the graceful arc of love in the curve of the mother's back.

Backlighting, of course, is the fuel that feeds silhouettes. When an object comes between you and a light source, shadow-black shows how revelation can rise up from obscurity. Less here, more there.

Stand, for instance, on the third-floor walkway of the Law Building

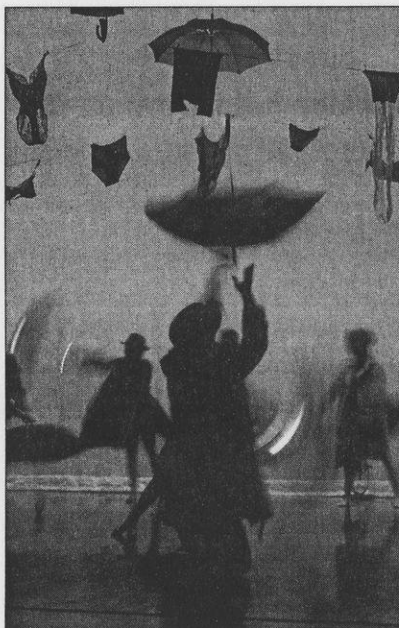
midday and look down on the student commons. Sunlight bounces off the polished floor and silhouettes a lone hunched-over student reading a newspaper. He's surrounded by the leggy outlines of empty chairs floating in reflected light and pointed every which way.

The straight-down rays of noon are the death of backlighting — but not entirely. Squint up at the MedFlight helicopter of the UW Hospital and Clinics as it whump-whump-whumps its way over campus. Silhouetted, the chopper can seem more like a big black mutated dragonfly than a machine.

Slanting sunbeams paint telling vignettes of dark-on-light. Even from a distance, two figures standing on a Memorial Union pier at sundown present a timeless tableau of father, son and fishing rod.

Created light too can make silhouettes bloom. The lighting design for a Dance Program performance can turn umbrellas, clotheslines and figures in fedoras into black-etched art.

Silhouettes, in short, serve up visual sensations of the most delicious kind. Look for shapely blobs of black, and you'll find a feast for your eyes. ■



*Flows  
Eagle  
Heights*

# BRIEFS

## POLICE SEEK ROBBER

University police are asking the campus community for help in identifying the man who robbed the Corner Store on the first floor of Union South around 2:25 p.m. on Thursday, April 1.

The robber handed the clerk a note indicating that he intended a robbery and that he had a weapon, although no weapon was observed. He got away with an undetermined amount of cash, and was seen exiting through a north door onto Johnson Drive. The clerk was not harmed in the incident.

The suspect is described as a black male, 25-30 years of age, 5-foot-6 with a medium build. He was wearing a black Nike baseball cap, a long-sleeved, green-and-black plaid flannel shirt and blue jeans.

To offer information, call 262-2957 or, if you wish to remain anonymous, call 262-TIPS.

## FORENSICS MEET THIS WEEK

The annual Wisconsin High School Forensic Association State Speech Festival is being held on campus this weekend. About 6,000 students from nearly 400 high schools, along with 600 judges, expected to attend in about 200 rooms in 15 buildings on or near Bascom Hill.

Because of the large numbers of visitors and school buses in that area, Observatory Drive traffic will be limited to one-way westbound from Park Street to Charter Street between mid-afternoon and 10 p.m. on Friday, April 16, and all day on Saturday, April 17.

During the affected time period, permit holders or others using Bascom Hill parking lots 9, 10 and 11 will only be able to access those lots by entering Observatory Drive from Park Street. When leaving the lots, they will have to turn left toward Charter Street.

The state forensic meet has been held on the Madison campus for more than 100 years.

## CORRECTION

In the Newsmakers column for Wednesday, March 31, Wisconsin Week repeated the Los Angeles Times' misidentification of Warren Porter, zoology professor.

## COMMUNITY

### Retirees criticize optional retirement system

State retirement groups last week criticized a proposal to let new UW faculty and staff invest in individually directed retirement accounts, saying it would weaken the current pension system.

But UW System officials say giving new employees the opportunity to opt out of the Wisconsin Retirement System will be an important recruiting tool.

The discussion took place at the Board of Regents meeting Thursday, April 8, in Madison. The regents, at the behest of the Legislature, are developing a set of principles for the optional retirement system. The guidelines will be used to create legislation that must be submitted to the Legislature by June 1.

Several speakers, representing various groups of retired state workers, told the regents that an optional retirement system could result in fewer benefits under the WRS and lead ultimately to the privatizing of the state retirement system.

"We may be victimized by the law of unintended consequences," says Edward J. Muzik, representing UW-Madison's United Faculty and Staff and The Association of University of Wisconsin Professionals.

UW System Senior Vice President David Olien says younger workers want more control over their retirement funds. "This is a generational issue sort of rolling across the country," he says.

Olien says the issue is especially important in light of a new regent report that shows nearly 40 percent of UW System faculty, including 35 percent of UW-Madison faculty, are expected to retire in the next 10 years.

In other action, the regents:

- Approved increasing the budget of the University Ridge Clubhouse addition by \$460,000, for a total cost of \$1.8 million.
- Approved \$450,000 in construction to improve UW-Madison's chilled water lines. The project is part of a \$7 million upgrade of campus utilities over the next two years. ■

Four thousand faculty, staff and students, chosen randomly, received e-mail explaining the purpose of the survey and how to access the questionnaire on the Web. Thirty percent responded; the rate has a margin of error of plus or minus 2.9 percent.

Among other things, the Web-based survey found about eight of 10 respondents own a computer at home. The most popular computer uses are Web browsing (91 percent) and communicating (84 percent). Other findings:

- Windows 95/98 is the most popular operating platform on campus and at home. Students (84%) are more likely than faculty and staff (66%) to use Win95/98 on the computers they own. Faculty and staff are almost three times more likely than students to own a Mac. On UW computers, Win95/98 continues to be the operating system of choice for computers used by faculty/staff (61%). About 28% use Mac computers on campus.
- Eighty-one percent of respondents use Microsoft Word for word processing and 93 percent use Microsoft Excel spreadsheet software.
- Most respondents (94 percent) reported using Netscape Navigator browsers and 80 percent reported using Eudora e-mail software. Those applications are included in the WiscWorld suite of Internet software available through the university.
- Students are much more likely than faculty or staff to use a computer for gaming, socializing and shopping.
- The instance of using a computer for shopping increased dramatically over last year. For example, 35 percent of faculty and staff respondents to a related survey had made at least one online purchase in the past year, providing further evidence of the e-commerce phenomenon sweeping the country.

In a mailed survey, DoIT also found that 75 percent of faculty and staff are satisfied or very satisfied with the quality of information technology at the university. Eighty-seven percent rate the availability of computing resources at UW-Madison as good or very good.

DoIT conducts its surveys in an ongoing effort to determine awareness and use of UW computing services, and to measure general computing behavior. To access the full online survey: <http://www.wisc.edu/doit/research/99> online.html. For the faculty/staff survey: <http://www.wisc.edu/doit/research/99factf.html>. ■

### Herbicide use planned in campus natural areas

Efforts to restore and maintain native vegetation in the Campus Natural Areas will again involve the application of chemical herbicides.

Application may begin Wednesday, April 14, and continue through the year. The major target is garlic mustard, *Alliaria petiolata*, a highly aggressive European plant capable of smothering existing wildflowers.

"In many situations garlic mustard can be effectively controlled by prescribed fire, but without a burn program on campus, careful use of herbicide is the next best choice," says Mark Leach, arboretum research program manager.

The herbicide used on garlic mustard is RoundUp, a glyphosate. Application dates are weather dependent. Each application area will be posted prior to application and visitors will be asked to avoid posted areas for one day.

Several research projects are being initiated as part of garlic-mustard control efforts. Therefore, visitors are asked not to pull garlic mustard unless they are part of research and restoration efforts. To volunteer in control and research efforts in the Campus Natural Areas, call the Campus Natural Areas Office, 265-9275. The voice mail menu includes a list of activities and volunteer opportunities in the natural areas.

Natural areas include Muir Woods, the Howard Temin Lakeshore Path, 1918 Marsh, Picnic Point, Bill's Woods, Caretaker's Woods, Second Point Woods, Eagle Heights Gardens, Frautschi Point, North Shore and Wally Bauman Woods, and Eagle Heights Woods. ■



Students and others performed dances in traditional garb at the Wunk Sheek Annual Spring Pow-Wow, a celebration of Native American culture held Saturday, April 10, at the Field House.

### Web survey reveals popular computing tools

Computer users surveyed by the Division of Information Technology (DoIT) choose Netscape for World Wide Web browsing while Microsoft products dominate traditional desktop computing, a new survey shows.

DoIT conducted the computing survey to determine the extent of use of software operating systems and applications.

### New database catalogues experts

A new database of 3,000 UW System faculty and staff is designed to help business leaders, industry officials and news media tap into the knowledge of UW System experts.

The UW System Directory of Expertise is part of the nationwide Community of Science. UW-Madison's University-Industry Relations has participated since 1994 in COS Expertise, a premier database of researcher profiles.

The systemwide directory will be a free resource to Wisconsin businesses, large and small, says UW System President Katherine Lyall. Project partners are the Wisconsin Department of Commerce, Wisconsin Manufacturers & Commerce and the Wisconsin Newspaper Association.

UW-Madison also maintains an online database of experts on the Web at: <http://experts.news.wisc.edu/>. ■

## MILESTONES

### McCubbin to step aside as human ecology dean



Hamilton I. McCubbin

Hamilton I. McCubbin, who has served as dean of the School of Human Ecology for nearly 15 years, will step down as dean July 1.

After a year of independent research, he plans to rejoin the faculty of the school's Child and Family Studies Department and the School of Social Work. The chancellor will appoint an interim dean and begin a national search for a new dean.

The School of Human Ecology is ranked third nationally among schools of Human Ecology. McCubbin oversaw its 1996 name and identity change from Family Resources and Consumer Sciences.

McCubbin's research secured more than \$8 million in grants to support research and training programs. In collaboration with the UW Foundation, the school has established six endowed centers or institutes of research, the Gallery of Design and three Bascom Professorships.

McCubbin had been the subject of a sexual harassment complaint. While the charges did not warrant discipline, McCubbin decided to resign his administrative position.

McCubbin completed his undergraduate, master's and doctorate degrees at UW-Madison. ■

### Journalism school to honor alumni

Journalists at the forefront of print and broadcast media, public information and mass communication education will be honored Friday, April 23, by the School of Journalism and Mass Communication.

All are either alumni of the school or attended it. Receiving the school's award for distinguished service are Owen Ullmann (MA '73), senior news editor for the Washington bureau of Business Week magazine; David Maraniss, a UW student in the late 1960s, now a Pulitzer Prize-winner and reporter for the Washington Post; Jim Mott (BA '56), former sports information director for the UW-Madison Athletic Department; and J. Paul Van Nevel (BS '61), National Cancer Institute associate director for cancer communications.

In addition, Cynthia Goldberg (BA '89) will receive the Ralph O. Nafziger Award for outstanding achievement within 10 years of graduation. She currently is producer for ABC-TV's "Good Morning America." Terry Hynes (MA '71, Ph.D. '75), dean of the College of Journalism and Communications at the University of Florida, will be awarded the Harold L. Nelson Award for outstanding contributions to journalism education. ■



**Wisconsin Week**  
Vol. XIV, No. 7, April 14, 1999  
Wisconsin Week, the official newspaper of record for the University of Wisconsin-Madison, carries legally required notices for faculty and staff.

Wisconsin Week (ISSN 890-9652; USPS 810-020) is published by University Periodicals, Office of News and Public Affairs, biweekly when classes are in session (18 issues a year). Send information to 19 Bascom Hall, 500 Lincoln Drive, Madison, WI 53706; phone: (608) 262-3846. E-mail: [wisweek@mac.wisc.edu](mailto:wisweek@mac.wisc.edu).

Second-class postage is paid at Madison, WI 53706; Postmaster: Send address changes to Wisconsin Week, 19 Bascom Hall, 500 Lincoln Drive, Madison, WI 53706.

Subscriptions for U.S. mail delivery are \$18 a year or \$9 for six months. Send checks, payable to Wisconsin Week, to the above address.

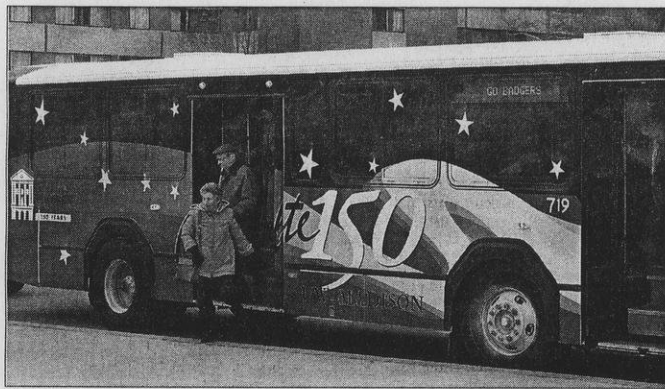
**Address changes**  
The Wisconsin Week labels are printed from the files of the UW-Madison Employee Compensation and Benefits Office. Send a Person File Information Form to revise employee addresses. Other addresses may be changed by correcting the label and mailing it to Wisconsin Week.

Editor: Tim Kelley  
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Photographers: Jeff Miller, Hannah Swacker, Brian Moore  
Distribution: UW-Madison Truck Service  
Publication dates: April 28, May 12

To receive Wisconsin Week news via e-mail, visit <http://news1.news.wisc.edu/cgi-bin/wireads> on the World Wide Web and subscribe to the Wisconsin Week Wire. Wisconsin Week is also available on UW-Madison's gopher server in the folder called News Releases, Newletters and Newspapers.

*Wauson  
Eagle  
Heights*

**Community**



A bus decorated with full-length decal celebrating UW-Madison's sesquicentennial debuts Monday on a campus route. Monday also marked the first day that Madison Metro's former L (UW Campus) Line was divided into Red, Blue and Green routes. UW-Madison students, faculty and staff can ride the new routes for free this week by showing bus drivers their university ID cards.

**Heed changes in campus bus routes**

Weekday campus bus routes changed Monday: Madison Metro's L (UW Campus) Line has been revamped into Red, Blue and Green campus bus routes.

The Red route provides 20-minute circulator service between Memorial Union, Union South and the Southeast dorms via Bascom Hill, Dayton Street and Lake Street from about 7 a.m. to 6:30 p.m.

The Blue route provides direct service between Eagle Heights and Memorial Union via Union South at 10-minute intervals.

The Green route provides direct service between the Clinical Science Center and Memorial Union via Union South at 20-minute intervals. Fares will not change for any of the new routes.

UW-Madison students, faculty and staff can ride the buses for free through Saturday, Feb. 13, by showing bus drivers their university ID cards.

Schedules are available on campus buses: at Transportation Services, 124 WARF Office Building, 610 Walnut St; and at the Visitor Information Place in the Memorial Union. Weekend and evening campus bus routes will not change and will be referred to on new bus schedules as the Combined Route.

Information about the changes also can be accessed on Transportation Services' web site at <http://wiscinfo.doit.wisc.edu/trans/>, or Metro's web site at <http://www.ci.madison.wi.us/metro/>.

**Arboretum gets \$1.2 million for expansion**

A vastly improved experience for visitors is in store at the Arboretum, where two major gifts totaling more than \$1 million will enable construction of a new auditorium and other enhancements to facilities and programs.

■ An \$850,000 gift from Sally Mead Hands of Wilmette, Ill., will support construction of a new 250-seat auditorium and help fund the Arboretum's \$2.8-million capital campaign.

■ The Oscar Rennebohm Foundation, a long-time supporter of Arboretum programs, has contributed \$350,000 toward the auditorium. The gifts are among the largest ever received by the Arboretum.

The auditorium, which will feature high quality audio-visual capabilities and flexible seating, is designed to be a focal point of an expanded visitor center at the Arboretum. Other noteworthy features include a terraced entrance with a dramatic view of Curtis Prairie, exhibit space, a browsing library and a gift shop. Groundbreaking is scheduled for spring 2000.

"The auditorium will enable us to greatly improve and expand our programs for university, public and professional audiences, and to serve many more people than we can now with

**Flu season arrives on campus**

Influenza season is here officially, now that the University Health Services and the Wisconsin State Laboratory of Hygiene have recently confirmed a case of influenza in a UW-Madison student.

So far this year, influenza activity has been relatively mild nationwide but cases are slowly increasing in Wisconsin. To help reduce the spread of influenza in the UW-Madison community, UHS provided flu shots to 5,100 students last fall.

"Still, we can expect to see more students come down with influenza, and for those who

our existing classroom space," says Arboretum Director Greg Armstrong. "With these exceptional gifts, we are now very close to realizing our campaign goal."

Hands, a UW-Madison alumna, says her longstanding interest in conservation issues led her to make the gift to the Arboretum. Her family's business, Consolidated Papers Inc., supports conservation programs.

The Rennebohm Foundation has long supported the Arboretum, funding the first ranger program in the 1970s and providing money for public education programs that now reach thousands of people each year.

With these two gifts secured, the Arboretum will continue to work with the UW Foundation to begin a public fund-raising campaign, which will encourage the community to help these improvements become a reality.

The new wing of the visitor center is one of three major goals of the Arboretum's capital campaign. Another is an extensive collection of plants native to Wisconsin.

The third element of the campaign is a comprehensive interpretive program designed to guide visitors to greater enjoyment of the Arboretum. ■

do, it often means a week or more of missed classes and other activities," says Craig Roberts, UHS manager of community health.

Influenza is a brief, but often severe and highly contagious, respiratory infection. Symptoms typically appear 24-72 hours after exposure and are characterized by a quick onset of high fever, chills, headache, fatigue, cough and sometimes a sore throat. Uncomplicated influenza generally resolves itself within a week. Symptomatic treatment with rest, acetaminophen (for fever) and plenty of fluids are important to facilitate a prompt recovery. ■

**Applicants sought for mentoring program**

Participants are sought once again for the Academic Staff Mentoring Program.

Now in its third year, the program pairs up academic staff members to build relationships, reduce isolation and foster more involvement in shared governance. Organizers say the program also contributes to professional growth and helps create a greater sense of community at UW-Madison. There are currently 85 pairs in the program, and since its inception about 100 pairs have been matched. Many of the academic staff employees who were mentored in the first year of the program have become mentors.

The deadline to apply for the program is Feb. 24. An advisory committee will match staff members with mentors. Staff members set their own goals for the relationship and are expected to meet with their mentor at least two hours each month.

Applications and information about the program is available on the Internet at [www.physics.wisc.edu/people/mentor/](http://www.physics.wisc.edu/people/mentor/), or by contacting Steve Myrah, secretary of the academic staff, at 263-2985 or [myrah@mail.bascom.wisc.edu](mailto:myrah@mail.bascom.wisc.edu). ■

**Feed Bag deli opens in vet school**

People on the west end of campus will finally get what they have been craving for some time: a deli of their own. On Friday, Feb. 12, Wisconsin Union food services will celebrate the grand opening of the Feed Bag, located on the 2nd floor of the Veterinary Medicine Building, 2015 Linden Drive.

The celebration will continue during normal deli business hours, 7 a.m. - 3 p.m.

"We will give away several prizes every hour in honor of the occasion," says deli manager Vicky McSherry, "and we'll be serving free samples and food at special prices."

The Feed Bag will sell gourmet coffee, fresh bakery goods, sandwiches, salads, desserts, snacks and drinks. Hot entrees are available from 11:30 a.m. - 2 p.m. Limited space precludes on-site seating, so the new deli will operate strictly as a "grab and go" enterprise.

During the grand opening, patrons will be able to set up Wiscard accounts using their UW IDs as a debit card. And every sixth cup of coffee will be free to customers who pick up the popular "Coffee Club" cards, which are valid at any union deli across campus.

Pete Behrendt, union deli division manager, expects good traffic. "People have really been starved on this end of campus for a close place to get some good food," he says.

The only eatery on campus from the old UW hospital to the new UW Hospital, the Feed Bag hopes to draw more than Vet School and clinic customers. They are expecting to serve students, faculty and staff from the Biotron, the ag school, the greenhouses, the WARF Building and the Natatorium, right across Parking Lot 69.

Five other delis operate on campus: the Deli/Sweet Shops in Memorial Union and in Union South, the Blue Chip Deli in Grainger Hall, the Ingraham Hall Deli, and the ICU Deli in the Medical Sciences Center. ■

**Assembly tables review plan**

The Academic Staff Assembly tabled a proposal Monday to require annual performance reviews for the university's 5,300 staff.

The proposal would require supervisors to prepare written performance summaries each year for their employees. Supporters say the measure would help academic staff members, but others are concerned that mandatory written reviews carry a negative connotation.

The assembly did not set another date to consider the proposal. Barry Robinson, chair of the Academic Staff Executive Committee, says he intends to form a subcommittee to review and make revisions to the proposal. ■

**Notable**

**Regents approve faculty hiring**

The first round of the Sesquicentennial Hires program was approved Feb. 5 by the UW System Board of Regents.

The 32 new faculty positions will be financed entirely with gift money. At least half or more of the new professors could be hired and teaching by this fall in several key disciplines, including chemistry, computer engineering and religious studies.

Chancellor David Ward says the new positions signify his commitment to his biennial budget proposal, which calls for matching \$57 million in state funds and tuition revenue over four years with private gift money from alumni and donors.

Provost John Wiley told the board's Education Committee Feb. 4 that UW-Madison's plan to hire a block of new faculty with gift funds is believed to be the first of its kind in the country.

In other business, the board approved:

■ Two campus remodeling projects to be financed with housing revenue. One project will provide \$3.2 million in needed maintenance for Barnard, Bradley and Chadbourn halls. The other will install fiber optic cable in Eagle Heights apartments and University Houses for faculty and staff, at a cost of \$908,000.

■ An expansion of Camp Randall Stadium's Hall of Fame, using \$179,000 in gift funds. ■

**SECC tops 1998 goal**

Contributions totaled \$2,120,693 for the recent State, University and UWHC Employees Combined Campaign of Dane County — nearly five percent above the symbolic silver anniversary goal of \$2,025,000 set by the campaign's administrative board.

Organizers credited volunteers and contributors for making the 1998 charity fund-raising effort the most successful in SECC's 25-year history. A total of 3,762 university and UW System employees gave \$895,656 to the campaign, with an average contribution of \$238. That is more than double the amount of the average contribution in most charitable giving campaigns. In addition, UW Hospital and Clinics employees raised \$86,430 for SECC. On the state side, 7,271 employees gave an average of \$156.44, totaling more than \$1.1 million. ■

**ISIS deadlines approach**

As the transition to UW-Madison's new student records system moves closer to implementation, a university official overseeing the project is reminding the campus community of important deadlines.

The conversion to the Integrated Student Information System will begin March 5 and last until approximately March 31, according to ISIS Project Manager Ron Niendorf. During this period, data in the current system will be put on hold, and student records can be accessed but not updated.

Course additions and drops must be made on change forms available in deans' offices. The changes will be entered in the order they were received when the ISIS system comes online. Students are encouraged to resolve grade change issues or classification changes before March 1. Niendorf says this deadline is important for students completing scholarship forms.

Starting March 5, students will have to use paper forms to update postal or e-mail addresses or their expected graduation date at the A.W. Peterson Building, 750 University Ave. New information will be entered into the system after April 1.

Students and advisers will be updated through weekly mass e-mails from ISIS officials titled "En Route" that began last week. Information is also available on the ISIS web site at <http://www.wisc.edu/isis>. ■

Mousing -  
Eagle  
Heights

# BRIEFS

## REGENTS TO MEET FEB. 4-5

The UW System Board of Regents will meet Feb. 4-5 in Madison, but not at its usual location. The board's two-day meeting will be hosted by UW-Extension and will be held at The Pyle Center, 702 Langdon St. Committee meetings will take place Thursday, Feb. 4, and the full board will meet Friday, Feb. 5.

For more information, call the Office of the Secretary of the Board of Regents, 262-2324.

## ENGINEERING FACILITY CLEARS FINAL HURDLE

The State Building Commission on Wednesday, Jan. 20 gave final approval for a major expansion of campus engineering facilities. The commission signed off on the \$52 million Engineering Centers Building, which will provide much-needed additional space for research, outreach activities and student organizations in the College of Engineering.

The project, to be located at Brees Terrace and University Avenue, also includes a parking ramp. The entire project is scheduled to be completed in 2002.

## SEA GRANT MOVES TO GOODNIGHT HALL

Sea Grant Institute offices have moved to Goodnight Hall, second floor, 1975 Willow Drive, Madison, WI 53706-1103. The institute has a new fax number: (608) 262-0591. Phone numbers and e-mail addresses for all staff remain the same.

## SWEET SHOP EXTENDS HOURS

Sweet teeth, rejoice! The Sweet Shop at Union South has returned to its normal business hours: 7 a.m.-9 p.m., Monday-Friday; 10 a.m.-8 p.m., Saturday-Sunday. The Sweet Shop offers coffees, drinks, snacks and the ever-popular Babcock Hall ice cream. For more information, contact Mark Warren, 263-0437.

## Milestones

### Thomson to receive Golden Plate award

Scientist James Thomson has earned an American Academy of Achievement 1999 Golden Plate Award for his pioneering work in embryonic stem cell derivation and culture.

Thomson will join 25 new award recipients selected from diverse fields including business, politics, sports, arts and science. This prestigious achievement honor has been awarded since 1961. Past recipients include Neil Armstrong, Bob Hope, Helen Keller, Mickey Mantle, Audrey Hepburn, Jimmy Carter, Colin Powell, Bill Gates, Steven Spielberg and Michael Jordan.

Numerous Nobel Laureates, such as Linus Pauling, have also garnered the Golden Plate award. Among last year's recipients were Nobel Prize-winning chemist and UW-Madison graduate Paul D. Boyer.

Thomson's recent breakthrough in culturing

human embryonic stem (ES) cells outside the body brings researchers closer to the possibility of genetically engineering these early cells, capable of becoming any tissue in the body, for transplanting into diseased human tissues. Thomson's work first made headlines in 1995, after he had successfully maintained rhesus monkey ES cells in culture at the Wisconsin Regional Primate Research Center.

The academy is a Salute to Excellence program that annually brings together adult leaders from the great walks of life to share their wisdom and experience with 450 honor students from across the nation. The program culminates with the Banquet of the Golden Plate, where new inductees such as Thomson receive the Academy's Golden Plate Award. This year's banquet is scheduled for June 19 in Washington, D.C. ■

### Distinguished psychologist Robert Goy dies at 74

Robert W. Goy, administrator, educator and pioneering investigator of the origins of sex differences in behavior, died Thursday, Jan. 14, from cardiovascular and metabolic complications. He was 74.

Goy was a professor of psychology and director of the Wisconsin Regional Primate Research Center at UW-Madison from 1971 to 1989.

"Bob's leadership and accomplishments helped greatly to advance the National Institutes of Health's Regional Primate Research Centers," recalls Center Interim Director and close friend Joseph W. Kimmitt. "He helped launch the careers of many of today's leading primatologists. He has many colleagues and admirers around the world. He was a very caring person and we will miss him."

Goy was born in Detroit and received his undergraduate and doctoral degrees in psychology from the University of Michigan in 1947 and University of Chicago in 1953, respectively. He then joined the laboratory of W.C. Young at the University of Kansas.

He worked with noted primate psychologist Harry Harlow, succeeded Harlow as primate center director in 1971 and continued in that role for 18 years. Goy is survived by his wife, Barbara, of Madison, three children and seven grandchildren. ■

### Mosse memorial pending

Plans are pending in the Department of History for a memorial recalling the life and scholarship of George Mosse, the department's Emeritus Bascom-Weinstein Professor of Jewish Studies. Mosse died Friday, Jan. 22, from liver cancer.

An internationally recognized expert on European culture and the development of Hitler's final solution, sexuality and concepts of masculinity, Mosse was born in Berlin, Germany, in 1918. In 1938 he narrowly escaped Nazi persecution by fleeing to England. There, he studied at Cambridge University before emigrating to the United States in 1939. He received a B.S. from Haverford College in Pennsylvania and his Ph.D. from Harvard University. He joined the UW faculty in 1955.

After retiring in 1989, Mosse became the first J.B. and Maurice C. Shapiro Senior Scholar-in-Residence at the United States Holocaust Memorial Museum in Washington, D.C.

At UW-Madison, Mosse taught courses in European intellectual history and Jewish history.

Mosse was elected to the American Academy of Arts and Sciences in 1984, the Goethe Institute honored him in 1988, and he joined the circle of distinguished senior historians receiving an American Historical Association Award for Scholarly Distinction in 1997.

Mosse is survived by his life partner John Tortorice and a niece in California. ■

### Oscar Mayer creates business scholarships for students of color

The Oscar Mayer Division of Kraft Foods Inc. has given the School of Business \$40,000 to recruit, retain and educate students of color.

The gift includes a \$15,000 scholarship for a graduate student in the field of marketing research, \$15,000 for undergraduate students in business, with the balance used by the school for developing and retaining students of color.

"We recognize the need to do more to attract and retain students of color, and scholarships of this magnitude can help immensely," Business School Dean Andrew J. Policano says. "I am delighted that Oscar Mayer has come forward to help us with this initiative, which is an important item on our agenda."

Robert Drane, Oscar Mayer vice president for new products, who is a guest lecturer at the School of Business, says Madison-area employers are finding it hard to recruit students of color to fill marketing and other positions. Oscar Mayer decided to join with the business school to try to change the situation by creating these scholarships.

"We hope other businesses in the area will join us in providing more financial assistance to encourage students of color to study at the UW-Madison School of Business," Drane said.

For information on how to apply for the scholarships, contact Bill Hébert Jr., academic advisor and minority student coordinator at the School of Business, 262-6199. ■

### Dancer puts appearances on hold



Li Chiao-Ping, an associate professor of dance, has canceled for this season a concert scheduled Thursday, Feb. 11, at the Madison Civic Center.

Civic Center director Robert D'Angelo says the concert will be rescheduled for next season.

Li's leg and foot were injured Monday, Jan. 11, when the vehicle in which she was a passenger slid off an icy road and was hit by a truck. She is recovering in University Hospital.

D'Angelo says the Civic Center will send dance concert ticket holders a letter telling them how to get refunds. For more information, contact the box office at 266-9055. ■

## On Campus

### Input sought on academic staff workplace issues

If you are one of UW-Madison's 5,300 academic staff and are concerned about training, pay levels, workload and other issues, your ideas are being sought. The Academic Staff Workplace Issues Committee is seeking feedback on eight categories of concern from clinical workers, instructional staff, outreach employees, researchers and other academic staff.

The categories — accountability and evaluation; communication; compensation; employment culture; recognition; terms of employment; training; and workload — were compiled by the committee last fall. The ad hoc group was formed by the Academic Staff Executive Committee last spring to review workplace concerns. The categories are based on informal input from individual staff, members of the Academic Staff Assembly and other sources.

For more information, visit the workplace issues committee Web site at <http://www.wisc.edu/ohr/hrd/workplaceissuesbg.html>. The web site contains background on committee work and eight areas of discussion.

Academic staff can submit comments to committee members whose e-mail addresses are listed on the Web site. ■

### Energy Center hosts forum on energy research

Strides being made in energy research and development in Wisconsin will be shared at the second annual Energy Research Highlights Forum Tuesday, Feb. 9.

The forum, scheduled at Grainger Hall from 8 a.m.-12:30 p.m., will present current work from more than four years of collaboration between the university and the Energy Center of Wisconsin, a private nonprofit group.

Participants will also learn about developments in energy efficiency funding, changes to the UW-Madison Energy Analysis and Policy Program, and how to submit a proposal to the collaborative.

For information, contact Becky Punzel at 238-8276, ext. 20. ■

### Eagle Heights project receives state award

The Eagle Heights Community Center addition completed this past summer was one of two state remodeling projects honored for architectural design excellence Wednesday, Jan. 20, by the state Building Commission.

The Division of Facilities Development singled out eight state building projects for recognition in the 1998 State Building Program design and construction awards.

The \$1.85 million community center addition won a spot among them with its creative design on a restrictive site, says Larry Earll, project manager.

"It's a nice design, a functional building, cost-effective. There was a lot going for this project," says Earll, who nominated the project for the state award. "We do a lot of buildings in the state, so there's a lot of competition."

Architect Gary Oien of GO/A Architects, Inc., Middleton, accepted the award from the commission chaired by Gov. Tommy Thompson.

Among other highlights, Oien's design utilized natural light in each of the child-care program rooms, Earll says. The expansion added a large motor-skills area for children, food-preparation area, health clinic, computer and study area, and storage to the existing community center.

The addition was well-integrated into the existing building and allowed better separation of child-care facilities and administrative offices, Earll adds.

The community center is part of University Housing, which provides apartments to about 4,000 students and family members. ■



**Wisconsin Week**  
Vol. XIV, No. 2, January 27, 1999  
Wisconsin Week, the official newspaper of record for the University of Wisconsin-Madison, carries legally required notices for faculty and staff.  
Wisconsin Week (ISSN 890-9652; USPS 810-020) is published by University Periodicals, Office of News and Public Affairs, biweekly when classes are in session (18 issues a year). Send information to 19 Bascom Hall, 500 Lincoln Drive, Madison, WI 53706; phone: (608) 262-3846. E-mail: [wisweek@macc.wisc.edu](mailto:wisweek@macc.wisc.edu).  
Second-class postage is paid at Madison, WI 53706; Postmaster: Send address changes to Wisconsin Week, 19 Bascom Hall, 500 Lincoln Drive, Madison, WI 53706.  
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Contributing writers: Office of News and Public Affairs  
Photographers: Jeff Miller, Hannah Swacker, Brian Moore  
Distribution: UW-Madison Truck Service  
Publication dates: Feb. 10, Feb. 24, Mar. 17, Mar. 31

To receive Wisconsin Week news via e-mail, visit <http://news1.news.wisc.edu/cgi-bin/wireadds> on the World Wide Web and subscribe to the Wisconsin Week Wire. Wisconsin Week is also available on UW-Madison's gopher server in the folder called News Releases, Newsletters and Newspapers.



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CONTACT: Larry Earll, project manager, (608) 262-6982

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Eagle  
Heights

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CONTACT: Jan Sternbach, (608) 262-8293; Kevin Helmkamp, (608) 262-8251

## UW-MADISON HOUSING LEADERS PROMOTE FIRE PREVENTION

MADISON -- As students return to campus this week, University Housing officials are emphasizing the need for fire prevention. The effort follows in the wake of two fires -- one in a residence hall and another in a university-owned apartment -- that each caused thousands of dollars in damage last semester.

Causes for campus fires vary, but most are due to a general lack of knowledge about fire safety and prevention, says Jan Sternbach, manager, University Apartments Community Services.

Cooking is the leading cause of fire injuries on college campuses across the country, closely followed by careless smoking, according to the United States Fire Administration, a non-profit agency that promotes fire prevention. Smoking will be banned in all UW-Madison residence halls, including student rooms, beginning with the 1999-2000 academic year, and a number of apartment buildings also have been declared smoke-free.

The university has installed smoke alarms in every residence hall room and apartment, and regular inspections are conducted to keep campus housing free of fire hazards.

But day to day, fire prevention is largely up to residents, Sternbach emphasizes. Heeding the following common-sense tips, compiled by university officials, can go a long way toward helping prevent fires in university housing:

-- For apartment residents, do not leave cooking food unattended, even for a few minutes. (Residence hall residents are not allowed to keep cooking appliances such as hot plates in their rooms.)

-- For apartment residents, do not leave candles unattended. (Again, residence hall residents are not allowed to use candles in their rooms.)

-- Be careful not to overload electrical circuits. It's easy to make this mistake using extension cords or power strips with multiple receptacles.

-- Maintain smoke alarms. Do not disable the alarms by removing batteries or damaging the alarm. Early detection of a fire can minimize the threat to property and life.

-- Regularly inspect rooms for fire hazards, then take steps to eliminate any problems.

Kevin Helmkamp, assistant residence life director - southeast area, also urges residents simply to be aware that fire is a risk or threat in residence halls and apartments. He urges residents to take all alarms seriously: Leave the building if an alarm sounds. If a residence hall hallway is filled with smoke, residents should stay in their rooms and dial 911 to give their location to emergency personnel.

University apartment residents should call 911 anytime they hear a fire alarm to ensure quick response from firefighters, then evacuate, Sternbach adds.

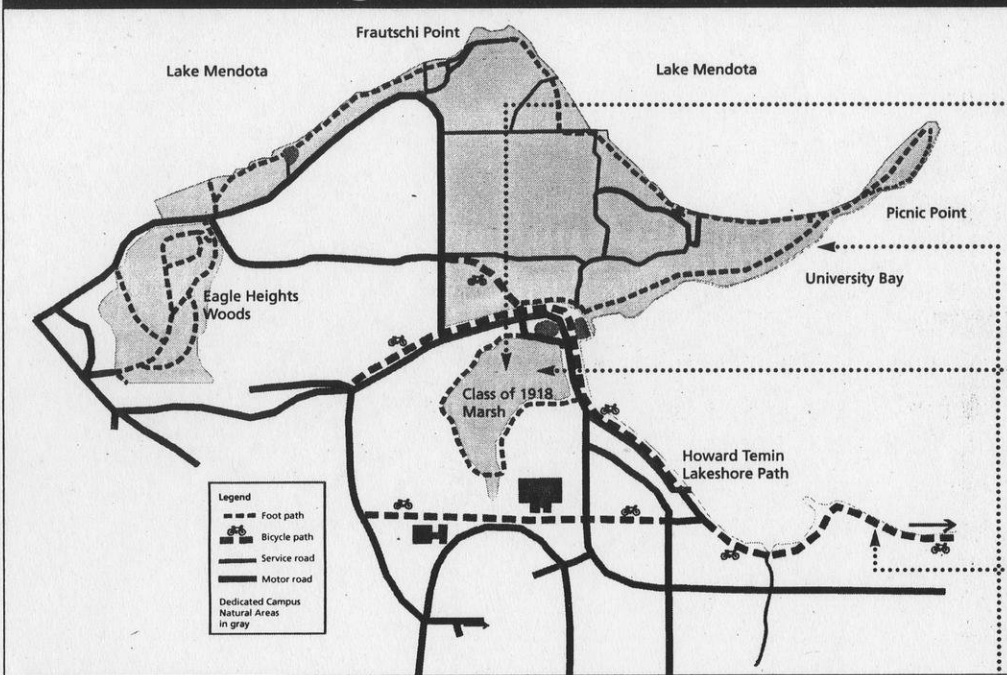
In addition, university housing officials urge campus apartment dwellers in particular to carry renters' insurance to protect them against loss of property caused by fire.

About 6,800 students live in campus residence halls. About 4,000 students and family members live in university-owned campus apartments.

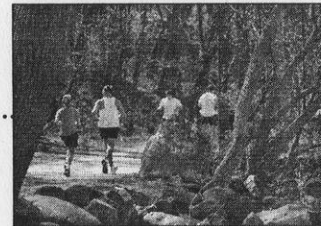
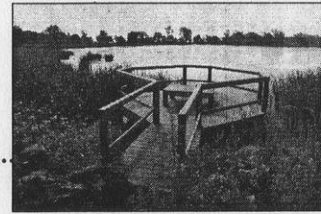
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-- Tim Kelley (608) 265-9870

# Taming the call of the wild



Moss -  
Eagle  
Heights



## Campus wilderness areas need maintenance to survive

Erik Christianson

In the hinterland of the UW-Madison campus, on a crisp and clear morning in early April, a small group hikes up a footpath. The path is in Eagle Heights Woods, a 28-acre patch of trees in the Campus Natural Areas, a combination of woods, restored prairie and wetlands located mostly along the shore of Lake Mendota.

Sunlight penetrates the trees, revealing that bloodroot, Dutchman's breeches and other early spring plants and flowers are starting to bloom. Chunks of black-fly ash underfoot testify to the path's previous life as a road around the turn of the century.

The tranquillity of the morning is interrupted as a mountain biker suddenly appears on the path.

Bicycles are not allowed in this part of the Campus Natural Areas (though they are in other places), a fact that the group shares with the young man on the expensive off-road machine. The bicyclist pleads ignorance.

It is a scene indicative of the challenges facing the campus naturalists enjoying the spring stroll. Natural areas of campus must be restored and preserved, but they must also be used, fulfilling their three-fold mission of providing teaching, research and recreation opportunities on campus.

"The Campus Natural Areas are some of the most precious resources and distinctive features of campus," says Robert Goodman, professor of plant pathology and chair of a new campus subcommittee charged with restoring and preserving the Campus Natural Areas. "We need to raise awareness about their presence and at the same time integrate them into the life of the campus community."

Joining Goodman on the walk this day are Cathie Bruner, field manager of the natural areas; and Tom and Kathie Brock, coordinators of the Friends of the Campus Natural Areas volunteer association. Their hike comes as part of an effort to call attention to the need for increased stewardship of a part of the university that, at 325 acres, comprises more than one-third of the main campus.

"This whole effort of maintaining, much less restoring, the natural areas is a huge undertaking," Goodman says.

The importance of the Campus Natural Areas — and the need for a more focused approach to their preservation — is recognized by many university leaders. A detailed management plan for the natural areas was created two years ago, and the Campus Master Plan — the university's guide to long-range development — notes that the natural areas are a jewel that must be preserved.

"Setting up the subcommittee is a very important move as we look to the future," Robert Hendricks, assistant director of planning and construction for Facilities Planning and Management, told the Campus Planning Committee April 23.

At least 10 academic departments are using the natural areas for instruction in land management and other topics, and several research projects are operating concurrently, including the Biocore prairie restoration project, part of the Biology Core Curriculum. Thousands of students, UW employees and citizens walk, run, bike, in-line skate,

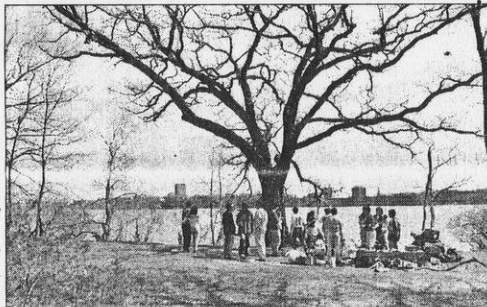


Photo by W. Kyle Goodinger

bird-watch, picnic and explore in the natural areas each year.

The most conspicuous element of the Campus Natural Areas is one of Wisconsin's best-known pieces of real estate: Picnic Point, a narrow peninsula protruding one mile into Lake Mendota. But the natural areas also include Muir Woods, on the north side of Bascom Hill; Howard Temin Lakeshore Path; Class of 1918 Marsh; Eagle Heights Woods and several other areas (see map).

These areas — some acquired recently (such as Frautschi Point), others obtained more than 100 years ago — are managed by the UW Arboretum in cooperation with the Physical Plant and its Environmental Services personnel. Bruner's position is funded jointly by the partnership.

Historians say the land comprising the Campus Natural Areas was first enjoyed by ancestors of Native Americans as early as 1000 B.C. Remnants of their existence remain to this day, including three burial mounds in Eagle Heights Woods and other burial sites on campus.

Preserving the rich history of the land is the goal of restoration efforts in the natural areas, the most recent of which are focused on Eagle Heights Woods.

Led by Tom Brock, an emeritus professor of bacteriology, and his wife, Kathie, the Friends of the Campus Natural Areas volunteer group since October has removed buckthorn, honeysuckle and mulberry, all invasive woody plants. The fruit of their work forms many large piles that rest in the middle of the woods waiting to be removed.

"Our philosophy is go where things are in the best shape first — and keep them that way," says Bruner while walking along the path in the woods.

Goodman says removing the woody plants helps return Eagle Heights Woods to its natural state and at the same time opens up ground cover for more wildflower growth.

And these efforts will likely guarantee that, just like Goodman and his group, people will be able take long, sunny, mostly tranquil walks through the natural areas for years to come. ■

## Natural areas need friends

The Friends of the Campus Natural Areas are looking to add to their numbers. The group, an affiliate of the Friends of the Arboretum, has been removing invasive buckthorn, honeysuckle and mulberry from Eagle Heights Woods since last fall. The woods are located on the far west end of campus next to the Village of Shorewood Hills.

"We also hope to cut down a few junk trees to develop a good view of Lake Mendota," says Tom Brock, emeritus professor of bacteriology and coordinator of the group with his wife, Kathie. At almost 1,000 feet above sea level, Eagle Heights Woods is one of the highest points on the lakeshore.

The group is involved in other volunteer activities in the natural areas and is active in raising funds for restoring and preserving the 325 acres of woods, restored prairie and wetlands.

"Everybody we've talked to is very interested in what we are doing," Kathie Brock says.

To volunteer, contact the Brocks at 238-5050.

As part of the Campus Natural Areas' restoration effort, chemical herbicides will be applied to control the growth of invasive woody plants and garlic mustard, a non-native weed found throughout the natural areas. The herbicide applications start May 18 and will last through June.

For more information on the Campus Natural Areas, call the Campus Natural Areas voice mail at 265-3355. The voice mail menu includes a current list of activities and volunteer opportunities in the natural areas.

— Erik Christianson

# Discipline and distress

## Senate hears emotional testimony over appeals changes

Erik Christianson

The section comprises only 3 1/2 pages of the 56-page Faculty Policies and Procedures manual. Yet its subject is one of the more sensitive and emotional ones on campus — faculty discipline.

That emotion was evident at the Faculty Senate meeting April 6, as senators discussed a proposal to modify the process of handling misconduct complaints leveled against faculty.

Supporters, including the University Committee, which sponsored the measure, say some of the modifications will address concerns raised by attorneys of faculty members who have been investigated in the past for alleged misconduct. Other modifications are designed to make explicit many of the practices currently in effect, supporters say.

The proposal prompted comments from several senators, with some questioning specific word changes and suggesting possible modifications. Others called for broader discussion of the appeals process and the actions available to a faculty member under investigation.

The changes call for the provost handling the investigation from complaint to recom-

*continued on page six*

# The kids are all right

## Campus child care keeps children close at hand



File photo by Jeff Miller

The university's Preschool Laboratory Program on Linden Drive is one of seven centers offering child care on campus.

Erik Christianson

When Nancy Westphal-Johnson returned to full-time status as an assistant dean in the College of Letters and Science last year, she decided to enroll her daughter Nikki in preschool.

Rather than looking for someplace close to home, Westphal-Johnson took advantage of child care close to work. Nikki, 5, spends three days a week at the University Preschool Laboratory Program on Linden Drive.

"I go see Nikki almost every day at lunch. That's been great," says Westphal-Johnson, director of undergraduate education in Letters and Science. "It's a plus to have child care provided near a work site, or for stu-

dents near their classes. The care is incredible. It's an incredibly nurturing environment."

Westphal-Johnson discovered what many already know — the child care offered through the university is top quality. The seven child care centers affiliated with campus are nationally certified, and many teachers have undergraduate or advanced degrees in early childhood education.

The centers together offer 327 slots for full-time day care, with many more children served through part-time, flex and summer-care arrangements. But with availability has come demand: There are waiting lists at nearly every center.

"We are constantly looking for ways to serve the campus community," says Lynn Edlefson, director of the Office of Campus Child Care. "The challenge is creating quality programs and maintaining support for them at competitive prices."

Child care on campus is entering a period of some change. Due in part to the unusually high amount of construction, child care users will see a temporary loss — but an

*continued on page eight*

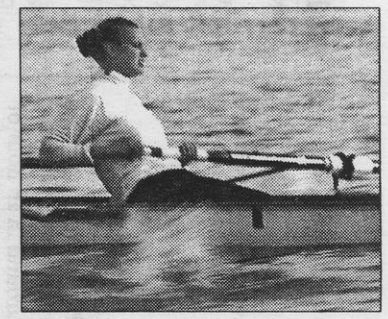
# Inside

**6 EMOTIONAL TOLL**  
A UW class immerses itself in current work on emotions.

**7 COOL WORK**  
Engineers toil to build a space-bound refrigerator to study X-rays.

## Departments

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- 15** Position Vacancies



Row your boat.  
**Page 5**

ist

y in the hand

ease

angioplasty or coronary stenting.

With radial artery catheterization, patients can be up and around in an hour or two. That's because doctors use the radial artery, located at the base of the thumb, to perform the catheterization. The artery is so small that it can be compressed with a bandage after the procedure.

"Many patients, in fact most patients, tell us that the most uncomfortable part of the whole catheterization is having to lie flat in bed for a long period of time," says Richard Stewart, an interventional cardiologist who, along with Wolff, performs radial artery catheterizations at UW Hospital and Clinics. "With radial artery catheterization, the inconvenience for the patient is minimal, and we expect to begin sending some of them home the same day."

Performed under local anesthesia, radial artery catheterization is the result of new, smaller catheters which can fit into the radial artery and which offer a pathway to the heart. In addition, coronary stents, which keep the arteries open after angioplasty, are now about as thin as a coat hanger and can be guided into the heart through smaller catheters.

Wolff and Stewart say radial artery catheterization, which is becoming increasingly popular around the country, is an option for about 90 percent of patients who need catheterizations. The remaining 10 percent do not have adequate blood flow to the wrist but remain candidates for leg or arm catheterizations. UW Hospital and Clinics is one of the few institutions in the area that offers all three options. ■



Child care

continued from page one

eventual gain — of child care slots.

West Campus Day Care, 2280-2290 Observatory Drive, will close May 31 due to construction of the new School of Pharmacy building. Twenty child care slots will be lost. Edlefsen says suitable space could not be found on campus to relocate the facility.

Construction of an addition to the Chemistry Building is prompting the University Preschool Laboratory Program Site 2, 1127 University Ave., to move this fall to Bethany United Methodist Church, 3910 Mineral Point Road. Summer enrollments will be taken for the existing site through July, and the new site will begin operation in August.

The Eagle's Wing University Apartments child care programs are also scheduled to relocate this fall to a more spacious facility that will be part of an addition to the Eagle Heights community center. Eagle's Wing currently serves 150 children ages 2-12.

Edlefsen is hosting three focus groups April 22-23 to inform the campus community about those developments and provide a chance to share suggestions and ask questions. Dates are: April 22, 10-11 a.m., Eagle Heights Community Center; noon-1 p.m., Memorial Union; April 23, 11:30 a.m.-12:30 p.m., Union South.

Edlefsen will also share news of expansion plans. Fifty new slots will be added in the Waisman Center Early Childhood

Child care help for students

Free child care and financial assistance for child care are available for students through two programs.

The Campus Women's Center is offering free child care for students through its Kidstime program. The program offers a minimum of three hours of child care per week. Families arrange their schedules with volunteers, recruited by the Women's Center.

For more information, contact Katurah Weyenberg at 262-8093 or cwc@stdorg.wisc.edu.

The Child Care Tuition Assistance Program, meanwhile, offers \$500 per semester for students who qualify. The program is coordinated through the Dean of Students Office but will be administered by the Office of Campus Child Care.

For more information, contact Nancy Buechel at 262-3060 or Lynn Edlefsen at 262-9715.

Programs as part of a plan that will double capacity by 2000 through construction of the Waisman Center addition on the west end of campus. Children as young as 1 year old will be eligible for care. Currently, only the West Campus Day Care serves children younger than 2 years old.

There is no infant child care right now on campus, but Edlefsen hopes to change that in the future. The University Child Care Committee, an oversight group comprised of faculty, staff and administrators, is discussing adding child care for babies, which is in high demand.

Infant care is just one of many issues the committee is examining. The group is also looking at fundraising opportunities through the UW Foundation and it is considering how child care could be incorporated in future Healthstar facilities. ■

Campus child care locations

CENTER NAME	ADDRESS	PHONE	AGES SERVED	PROGRAMS
Bernie's Place	206 Bernard Ct.	263-1725	2.5 through 6 years	Year-round; full/part day; vegetarian
Eagle's Wing	Eagle Heights University Housing	265-3332	2 through 6 years	Full/part day; limited drop-in; Before and after school care for children attending Shorewood; summer school-age program ages 6 through 12
University Houses Nursery School, Inc.	35-A University Houses	238-3955	2.5 through 6 years	Part day/extended day parent co-op; 3-week summer enrichment sessions
University Preschool Laboratory Programs	Site 1 1440 Linden	263-4579	2 through 6 years	Full/part days; flexible schedules; summer school program for ages 2 through 8
	Site 2 1127 University*	265-4782	2 through 6 years	Full/part days; flexible schedules; summer school program for ages 2 through 8
Waisman Early Childhood Programs	1500 Highland	263-5760	2 through 6 years	Full/part days; focused programming for children with special needs and those typically developing
West Campus Day Care/Child Development Inc. (CDI)**	2280 & 2290 Observatory	255-6223	1.5 through 4 years	Full day

\* Will move in fall to Bethany United Methodist Church, 3910 Mineral Point Road  
\*\* Will close May 31

ng slow evolution?

mingbirds' genetic material. Those distances, says Bleiweiss, have a direct correlation to the altitude at which a species lives, suggesting that the higher you go, the slower the molecular clock ticks.

The study also confirmed that mass is

Police and Security honors six

Liz Beyler

▲ former student who tried to put out a fire and alerted residents at Ogg Hall was among

# Student debt still on rise

Erik Christianson

Students are borrowing more to finance their education, a new report says.

The average debt for students graduating from Wisconsin public universities with bachelor's degrees in the 1996-97 academic year was \$13,332, a 9.4 percent increase over 1995-96, according to a UW System report on financial aid.

The average debt figure for students receiving a bachelor's degree from UW-Madison in 1996-97 was \$15,813, a 9 percent increase over 1995-96.

Overall, 51 percent of UW System students received some sort of financial aid last year, with the majority in the form of loans, says the report, which was published last month and discussed at the Board of Regents meeting March 5-6.

The financial aid received by 75,666 UW students in 1996-97 totaled \$404.9 million, 70 percent of which was loans. Grants made up 27 percent, and work-study aid comprised 3 percent, the report says. Of every financial aid dollar, 84 cents came from the federal government.

The number of UW students receiving financial aid has grown each year since 1988, when 57,124 students obtaining some form of financial assistance to offset their educational costs, the report says.

In other action, the regents forwarded to the Legislature revisions in state rules to allow UW police to issue citations and fines for minor infractions committed on campuses. Regents delayed approving the revisions for a month after students complained they didn't have enough participation in the process.

The board also approved a new master's of engineering degree at UW-Madison and added \$110,000 in gift funds to the budget for the student affairs remodeling project in Agriculture Hall. But regents delayed approving a \$3.5 million remodeling project in the Eagle Heights Apartments for one month to further study the cost of renovating individual apartments. ■

Wisconsin Week  
March 18, 1998



*Mousing - Eagle Heights*  
**The Reaccred**

A series examining UW-Madison

## Thinking boldly

Erik Christianson

Maximizing our human resources — defined as fostering the potential of all students and employees, and increasing campus diversity — was identified in 1995 as one of UW-Madison's top priorities for the next decade.

A group of campus leaders is using the 1998 reaccreditation process to build on that priority.

"We are at a stage where we recognize that we have to intensify our efforts concerning human resources and diversity," says Greg Vincent, assistant vice chancellor and director of the Equity and Diversity Resource Center. "We have spent the last three years diagnosing the problems, and now we are designing initiatives to address the gaps in the process.

"Reaccreditation is another opportunity to think boldly," he adds. "It lets us look at what the public and private sectors are doing well and consider what we can take back to our culture."

One example of the type of change Vincent foresees is already underway: the creation of equity and diversity committees in schools, colleges and major units, which was approved last spring by the Faculty Senate and Academic Staff Assembly. Vincent says the committees will improve diversity and human resources by providing guidance on hiring and information on how to enhance the workplace.

Vincent points to two other initiatives as examples to follow: first, the establishment of a leadership institute through his office, and, second, the addition of more staff in the Human Resource Development Office. The leadership institute will provide training for current managers and supervisors and for other staff who are interested in moving into positions of leadership, he says. And the additional staff, Vincent says, signifies that the university is committed to

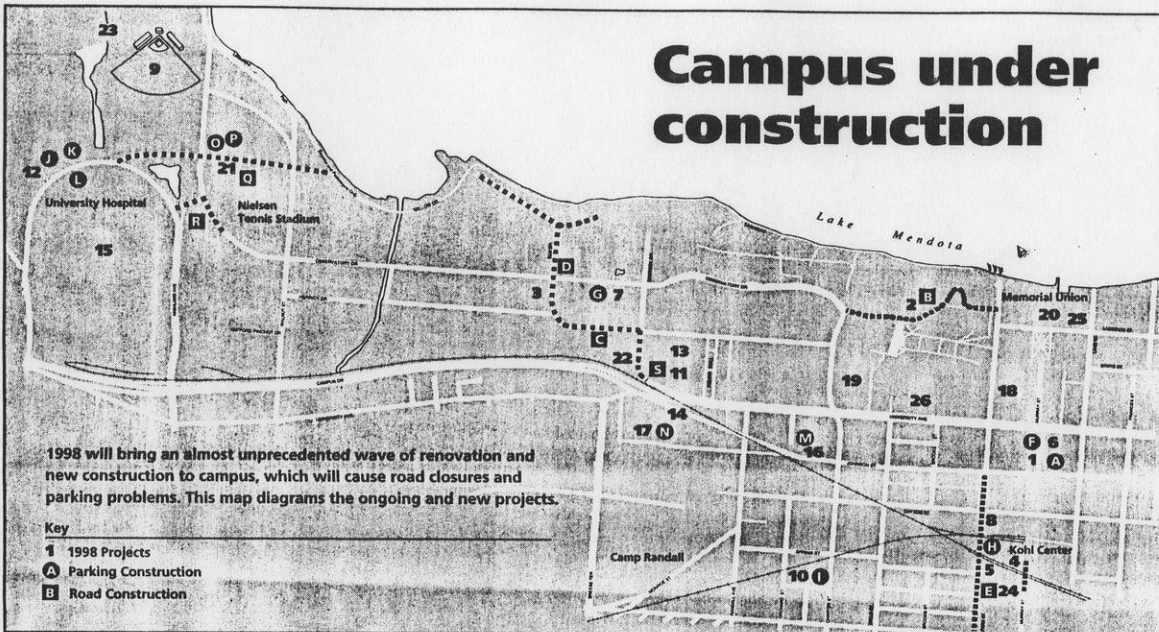
## Faculty: System plan needs broader view of diversity, assessment of costs

Erik Christianson

The UW System's plan to increase racial and ethnic diversity should include an expanded definition of diversity and more clearly identify the costs of proposed initiatives.

Those are two of the chief concerns UW-Madison faculty have with the draft document,

# Campus under construction



1998 will bring an almost unprecedented wave of renovation and new construction to campus, which will cause road closures and parking problems. This map diagrams the ongoing and new projects.

- Key**  
**1** 1998 Projects  
**A** Parking Construction  
**B** Road Construction

Source: Facilities Planning and Management

1998 projects	Start	Impact
1 Southeast Ramp (Taj) Addition	Underway. Completion: March.	Addition of 248 parking spaces near the Kohl Center <b>A</b> .
2 Water Line Replacement Project	March. Completion: December.	Construction on Bascom Hill from mid-March through mid-July. Possible reduction of Observatory Drive to one lane at times from Bascom Hall to Elizabeth Waters Hall <b>B</b> from July to December.
3 West Campus Utility Project	March. Completion: November.	Possible reduction of Linden Drive <b>C</b> to one lane for a short time this spring and Elm Drive <b>D</b> to one lane from mid-April to mid-November. Half of the bicycle path along Lake Mendota will be converted to use for vehicles during this time.
4 Murray Street Pedestrian Underpass	March. Completion: July.	When complete, will allow pedestrians to get to Kohl Center via Murray Street.
5 Park Street Underpass Renovation (City of Madison project)	April. Completion: October 1999.	Park Street closed from Regent to Dayton streets <b>E</b> from July to October.
6 Fluno Center for Executive Education	April. Completion: December 1999.	Loss of 187 parking spaces in Lot 83 <b>F</b> until underground ramp with 300 spaces is completed.
7 Steenbock Ramp (Lot 36)	April. Completion: September.	Loss of 78 parking spaces during construction, gain of 350 spaces when completed <b>G</b> .
8 Southeast Recreational Facility Fields	April. Completion: September.	Permanent loss of 117 parking spaces as Lot 48 <b>H</b> will be converted to recreational fields.
9 Goodman Softball Complex	June. Completion: February 1999.	
10 Primate Center Addition	June. Completion: September 1999.	Loss of 50 parking spaces in Lot 51 <b>I</b> .
11 Biochemistry Building	Underway. Completion: June.	
12 Waisman Center Addition	July. Completion: January 2000.	Loss of 111 parking spaces in Lot 82 <b>J</b> and permanent loss of 13 spaces in Lot 63 <b>K</b> .
13 Bock Labs Renovation	Underway. Completion: July.	
14 Materials Science and Engineering Renovation	Underway. Completion: July.	
15 Clinical Science Center Three Module Addition	August. Completion: December 1999.	Loss of 120 parking spaces in Lot 63 north <b>L</b> .
16 Chemistry Addition	August. Completion: July 2000.	Permanent loss of 15 parking spaces in Lot 55 <b>M</b> .
17 Engineering Ramp (Lot 17)	August. Completion: August 1999.	Loss of 350 spaces during construction. Gain of 800 spaces when completed <b>N</b> .
18 Humanities Remodeling	Underway. Completion: August.	
19 Van Vleck Hall Classroom Remodeling	Underway. Completion: August.	
20 Red Gym Renovation	Underway. Completion: September.	
21 Pharmacy Building	September. Completion: September 2000.	Loss of 40 parking spaces in Lot 85 <b>O</b> , permanent loss of 111 spaces in Lot 60 <b>P</b> . Observatory Drive will be reconfigured to the north starting in May <b>Q</b> . Utility work will close Marsh Terrace starting in June <b>R</b> .
22 Babcock Drive Project	September. Completion: November.	Traffic could be limited at times as road is widened to two lanes and an exit to Campus Drive is added <b>S</b> .
23 Eagle Heights Community Center Addition	Underway. Completion: September.	
24 Environmental Management Center	October. Completion: May 1999.	
25 Pyle Center Addition (formerly the Wisconsin Center)	Underway. Completion: October.	
26 Lathrop Hall Remodeling	Underway. Completion: December.	

## Regents urge state for funding to renovate campus buildings

Erik Christianson

With many of its buildings approaching middle age, the UW System has asked the state to establish a special fund for renovating campus facilities.

Under the UW System plan, discussed at the Board of Regents meeting March 5, the state would set up a development fund for renovation that would be administered by the regents. The development fund is the top priority in the UW System's plan to address facilities needs over the next several years.

Sixty percent of state buildings are located on UW campuses, and most are 20 to 40 years old and need renovation, said Marcia Bromberg, UW System's vice president for finance.

"The need (for renovation) is trending upward," added Regent Jonathan Barry of Mt. Horeb during a joint meeting of the board's Business and Finance Committee and Physical Planning and Funding Committee. "We have a big slug of buildings built in the 1960s and 1970s in need of restoration."

The UW System is also seeking bonding authority from the state for construction projects that generate revenue, such as parking ramps and dormitories. Barry said issuing bonds

would speed up the planning and construction process.

Every state university system in the country has bonding authority except for Wisconsin's, Barry said. A similar request was rejected by the state last spring. Granting the bonding authority would require legislative approval.

Other priorities for the UW System include working with the state on special financing programs such as the WISTAR and Healthstar initiatives, identifying new building needs and raising gift money for projects where appropriate.

UW System officials met in late February with Mark Bugher, secretary of the Department of Administration; Rick Chandler, state budget director; and Robert Brandherm, administrator of the Division of Facilities Development, to discuss their plan.

Brandherm gave guarded support for the UW System's plan at the joint committee meeting. He said the need for facilities renovation "is not just a university issue, it's a state issue," as most of the state's 6,900 buildings have not been renovated.

"We welcome the initiative," Brandherm said. "We don't agree with everything, especially the bonding, but we can work together." ■

Eagle  
Meights

FOR IMMEDIATE RELEASE 2/27/97  
CONTACT: Bruce Braun, (608) 262-3488

CONSTRUCTION TO AFFECT CAMPUS ROADS, PARKING

MADISON - The University of Wisconsin-Madison is gearing up for several major construction projects this year that will affect campus roads and parking.

Ten building projects totaling \$171 million are slated to begin construction this year, with two - the Fluno Center for Executive Education and the Lot 36 (Steenbock Memorial Library) Ramp - expected to break ground in April.

Several road and utility projects are scheduled as well, including an overhaul of the Park Street underpass, planned by the City of Madison, that will close Park Street from Regent to Dayton streets from July to October.

The UW-Madison construction boom will result in the reconfiguration of some university roads and the net loss of 367 campus parking spaces, including 283 parking spaces that will be permanently lost. The parking spaces will be made up starting this year and in future years through the construction of more parking ramps on campus.

"We have a tremendous amount of construction activity about to begin, in addition to the many projects that will be completed this year," says Bruce Braun, assistant vice chancellor of Facilities Planning and Management. "We are concerned about the impact these projects will have on our students, staff, faculty and visitors, and we are examining measures to help ease the inconvenience some people will experience."

Braun laid out this year's planned construction activity at Thursday's meeting of the Campus Planning Committee, a university wide group of faculty, staff and administrators that examine long-range planning issues.

He emphasized that not all of the projects will be underway at the same time, which he said will help alleviate some of the inconvenience. His office is considering how to keep the public and UW community informed of the projects as they progress this year, including using the World Wide Web to post updates, he said.

Braun said the parking situation needs to be viewed in the context that the campus has had a deficit of almost 500 parking spaces in each of the past three years and has been able to effectively manage the reduction.

"We've contended with the losses the last three years and will continue to contend with them until all of the ramps are built," he told the committee. Three parking ramps are anticipated to be built on campus within the next two years.

The west side of campus will be a hub of construction activity starting this summer. Additions to the Waisman Center and the Clinical Sciences Center will begin in July and August, respectively. Construction of the new School of Pharmacy building will start in September.

For more UW-Madison news, please visit the  
Office of News and Public Affairs Web site:  
<http://www.wisc.edu/news/>  
Office of News and Public Affairs



The Waisman Center addition will be completed in January 2000, the Clinical Sciences Center in December 1999 and the Pharmacy School in September 2000. Observatory Drive will be reconfigured to the north as part of the Pharmacy School project, with work to begin in May. Utility work in this area will close Marsh Terrace.

The Park Street renovation project will create a four-lane, divided underpass and raise the railroad tracks that run above the street. The project will start in March and last about 18 months. Braun says the university will do an education campaign to make sure motorists are informed about the project and how to best navigate the campus while Park Street is closed.

Other road and utility work on the west side of campus will result in changes to Babcock Drive that will widen it to two lanes and add a right-turn-only exit to Campus Drive. A West Campus utility project could limit Linden Drive to one lane for a short period of time this spring and limit traffic on Elm Drive to one way from mid-April to mid-November. Half of the bicycle path along Lake Mendota will be converted to use for vehicles during this time.

A water line replacement project starting mid-March will result in construction on Bascom Hill through mid-July and the possible reduction of Observatory Drive to one lane at times from Bascom Hall to Elizabeth Waters Hall from July to December. Construction on the Murray Street underpass near the Kohl Center is set to begin in late March and last until July.

UW Medical School Dean Philip Farrell, a member of the Campus Planning Committee, told the group that the short-term inconvenience of the construction activity won't compare to the long-term benefit the projects will add to the university.

"This is the price of progress," Farrell said.

Other construction projects that will start this year are the Goodman Softball Complex and the Primate Center additions in June, the addition to the Chemistry Building in August and the Environmental Management Center in October.

UW-Madison construction projects scheduled to be completed this year include the Southeast Ramp addition, March; Biochemistry, June; Bock Labs and Material Science & Engineering renovations, July; Red Gym renovation, Humanities remodeling and Van Vleck Hall classroom remodeling, August; Eagle Heights Community Center addition, September; Pyle Center (formerly known as the Wisconsin Center), October; Lathrop Remodeling, December.

###  
- Erik Christianson, (608) 262-0930

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For questions or comments about UW-Madison's email news release system, please send an email to: UW-news@facstaff.wisc.edu

For more UW-Madison news, please visit the Office of News and Public Affairs Web site: <http://www.wisc.edu/news/>

Office of News and Public Affairs

*Housing  
- Eagle Heights*

## Newsletter, training among surcharge successes

**Mira Radovich**  
Division of Information Technology

For \$20, the average UW-Madison student can finance an evening's worth of entertainment: catch the special-edition "Star Wars" release, grab some dinner at a State Street eatery and enjoy a beverage at the Union. For \$20 a semester, the same student has ongoing access to the latest computing technology on campus.

Each semester, a 1.5 percent surcharge on each student's tuition (currently about \$20 for a full-time resident undergraduate) goes into the Student Information Technology Initiative (SITI) fund. The fund is administered by the Division of Information Technology (DoIT) to improve student computing resources on campus. Student input on future needs is routinely gathered through focus groups and surveys.

The total cost of computing services available to students at UW-Madison is approximately \$100 per student per year. The student tuition fee pays for 40 percent of that expense, while the remaining 60 percent is covered by university funds.

This year, in addition to providing a 24-hour Help Desk, WiseWorld e-mail and Internet services, operating one of the largest university dial-in pools in the nation and coordinating 16 InfoLabs, the funds will help to renovate and expand the College Library InfoLab, hold Ethernet installation fairs in the residence halls and pilot a student "Technews" electronic newsletter. Highlights from SITI-funded projects for 1996-97 are:

- DoIT's Student Peer Trainers program: The program received \$85,000 from SITI for the current academic year. Over the year, Student Peer Trainers are teaching 207 sessions to UW students in areas such as navigating the Internet, Photoshop and scanning, and e-mail skills. So far this semester, attendance in courses has averaged 65 students per week, with the highest enrollments in introductory courses on PageMaker and Windows 95. SITI funds have also purchased computer training videos available for student checkout from the College Library.

- Incorporate electronic conferencing in the classroom: Electronic conferencing projects received \$35,000 from SITI to develop technology for courses taught at UW-Madison. Last year, ratings were high for electronic conferencing in many of the program areas that use the technology, such as pharmacy, music, neurophysiology, and cur-

riculum and instruction.

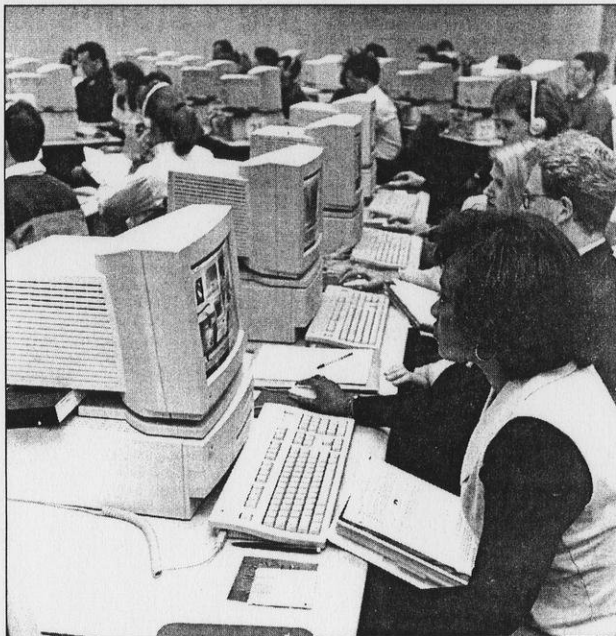
- Future SITI-funded projects include:
  - College Library renovation: The SITI Committee granted \$88,000 to upgrade the College Library InfoLab. An estimated 50 new computers will be purchased, bringing the total number of computers to approximately 200. The new computers will be two to three times faster than machines now in the lab. All new machines will have larger hard drives, enabling more software programs to be available to students.

The renovation of the College Library InfoLab will make more computers available to the northeast area of campus, which has experienced increased demand for computing resources. After spring finals, the lab will close for the summer and reopen for the fall semester after renovations are complete.

- Upgrade DoIT's dial-in and e-mail equipment: Almost \$48,000 was spent to upgrade DoIT's dial-in terminal server, which made additional modem lines available to dial-in users. Over the summer, DoIT's e-mail server will also be upgraded, using \$178,000 of SITI funds. These efforts will improve network access for users in the InfoLabs, from the residence halls and from off-campus locations.

Faculty and staff use of dial access and most other IT services used by students is approximately equal to their percentage of the overall user community. University funds pay for faculty and staff.

**The total cost of student computing services is about \$100 per student per year, 40 percent of which is covered by the student tuition fee.**



Jeff Miller

## BadgerNet promises faster delivery of network services

**Mira Radovich**  
Division of Information Technology

A new statewide backbone network called BadgerNet should bring faster, more efficient networking and cheaper long-distance phone service to Wisconsin colleges and universities. BadgerNet will also bring additional educational resources to Wisconsin's primary and secondary schools.

Scheduled to be operational this fall or winter, BadgerNet will be able to carry network traffic at 155 megabits per second (100 times faster than a typical dedicated connection to the Internet). The two independent networks using capacity on this backbone

will enable government agencies to use high-speed connections for administrative purposes and technical colleges, K-12 schools, and many UW System institutions to connect for educational purposes.

BadgerNet will use fiber cable connected by synchronous optical fiber technology.

In UW System cities such as Madison, the backbone connections will run directly through the universities, saving money for the institutions by eliminating the need for leasing separate connection lines.

Another feature of BadgerNet will be a reduction in long-distance telephone charges. "The state will also use the BadgerNet backbone to carry long-distance

voice conversations throughout Wisconsin," says Tad Pinkerton, deputy director of DoIT. "Instead of paying AT&T separately for long-distance service, that service will be carried out on the backbone which will ultimately save the state money."

Pinkerton says the state will probably allow the educational sector to run its own network. "The idea is to use ATM technology to allow the educational institutions to use BadgerNet for video, long-distance voice, and data capacities," he says.

The schedule for starting service on BadgerNet will be announced when bids have been awarded for the remaining parts of the project.

## Eagle Heights officer gets to know the neighborhood

**Liz Beyer**

The Eagle Heights/University Houses neighborhood now has its own community police officer. Fred Conley, a 22-year veteran of University Police, works out of an office at 401A Eagle Heights, and he has enthusiastically embraced his new assignment.

In addition to being more visible and accessible to the community as a whole, he hopes to make a difference in the lives of the young people who live in the neighborhood. When he surveyed residents, Conley learned that — in addition to wanting more foot and bicycle patrols, and traffic control to slow speeders — they wanted more outreach programs for teenagers. He began attending meetings of the Parents of Teenagers group at Eagle Heights and listened to parents discuss their issues and concerns.

"Since he has been going to those meetings, we have come almost 180 degrees in the way some parents have viewed our intervention with teens," says Jan Sternbach, community services manager for University Apartments.

Conley recruited some fellow officers to play basketball with the teens and parents. He and community-services staff took a group of the kids to a Milwaukee Bucks game this winter, and a trip to a Brewers game is in the works.

Conley is especially pleased with the

positive interaction he is having with Eagle Heights youth, some of whom are already calling him Officer Fred.

"I want them to see me not just as a police officer, but as a regular person, too. I can't wait to spend more time with them," he says.

Sternbach says there had been ongoing discussions for some time about creating the community officer position, which University Police are funding with a federal grant.

"We have a unique community and we serve all ages — from toddlers to visiting grandparents — and people from all over the world," he says.

"Many of our residents don't have a traditional understanding of what an interaction with a police officer might be, so we needed a way for them to identify with a particular person and build trust — a kind of grassroots communication."

Conley, a former member of his department's mountain bike unit, plans to spend a lot of time patrolling on his bicycle and on foot.

While Conley says Eagle Heights is a pretty safe place to live, he notes there have been some incidents of vandalism, graffiti and bicycle thefts. He is teaching kids to lock up their bicycles, and he hopes to set up an Operation ID so residents can inscribe ID numbers on bicycles and other items.

Conley can be reached at 265-5717, or by e-mail at fconley@facstaff.wisc.edu.

## Child care soars on Eagle's Wing

The Eagle's Wing child-care programs are soaring.

What started as a small child-care center for preschool children living primarily in the Eagle Heights apartments has developed into full-service child-care programming that will celebrate its five-year anniversary this fall.

"It's a very new program, one of the newest on campus, and it's state of the art, with lead and associate teachers all holding bachelor's and/or master's degrees in child development and education," says Debb Schaub, manager of children's services for University Housing. "It's a real exciting and growing program."

To coincide with open houses on April 23 and April 27 to highlight the ongoing remodeling project at Eagle Heights, Eagle's Wing also will open its doors to those interested in its programs.

The Eagle's Wing open houses will be held in the community center at 611 Eagle Heights and at Apartment 401-E, F, I and J, where some of the child care programs are housed.

The Eagle Heights open houses will be held at Apartment 701-G, which is one of the renovated units, says Laura Shere, director of University Apartments. The open

houses will run from 4-6 p.m. on April 23 and from noon-3 p.m. on April 27.

This semester, 149 children ages 2 to 12 are enrolled in Eagle's Wing programming, ranging from half-day and full-day child-care programs to before-school and after-school activities. Full-day summer school-age programs for children up to age 12 are also offered.

"Eagle's Wing tries to meet the needs of the families in our community to help ensure the success of the parents as students on campus," Schaub says. Faculty and staff can also enroll their children, she says.

Eagle Heights houses approximately 4,000 students, and 65 percent of the families living there are international, Schaub says. This brings much diversity not found in other child-care programs, she adds. Eagle's Wing uses an "anti-bias" curriculum to help students understand people who might be different than them.

"It shows that people can be different, yet you can include them among your friends and acquaintances and those you highly respect," Schaub says.

For more information on Eagle's Wing, call 265-3332.

— Erik Christianson



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# NEWS

UNIVERSITY OF WISCONSIN-MADISON

Office of News and Public Affairs  
28 Bascom Hall • 500 Lincoln Drive  
Madison, Wisconsin 53706-1380

**FOR IMMEDIATE RELEASE**

Phone: 608/262-3571  
Fax: 608/262-2331

4/21/97

## CHILD CARE SOARS ON EAGLE'S WING

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What started as a small child-care center for preschool children living primarily in the Eagle Heights apartments has developed into full-service child-care programming that will celebrate its five-year anniversary this fall.

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-more-

Housing  
- Eagle Heights

## Eagle's Wing -- Add 1

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###

— Erik Christianson, (608) 262-0930



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*Housing  
Eagle Heights*

**FOR IMMEDIATE RELEASE**

**5/10/96**

## UW-MADISON NEWS BRIEFS

### **OFFICER BEGINS LOWER CAMPUS DUTY**

Theo Darden, a university police officer who has worked closely with students in the southeast residence halls, is now walking the beat in the lower campus area.

University Police Chief Susan Riseling appointed Darden earlier this month to patrol the area, where the campus interfaces with downtown Madison. Darden, who will train with Madison police officers assigned to the State Street area, will interact with students, employees, merchants, homeless persons and persons with substance abuse and mental illness problems. He will work closely with a caseworker from Tellurian/UCAN, Inc., to make referrals to treatment centers and other human service agencies. Beginning June 1, Darden's office will be located just inside the west doors exit doors (Room 130) facing Library Mall) of the Memorial Library; phone (608) 262-8088.

The lower campus position was recommended by the Committee on Lower Campus Concerns in late 1995 to help address safety concerns. This and other committee recommendations have been accepted by Chancellor David Ward, and are being implemented.

A native of Chicago, Ill., Darden has been a university police patrol officer since June 1993. For the past two years, he has worked as a liaison officer in Witte Hall and has given campus safety presentations as part of the Summer Orientation and Registration (SOAR) program.

###

— Bill Arnold, (608) 262-0930

### **RENOVATION WORK CONTINUES**

Renovation work upgrading more than 1,100 UW-Madison Student Family Housing units is just about 50 percent complete, according to Norm Sunstad, director of University Housing.

Of the 1,122 apartments scheduled for renovation in the Eagle Heights and Harvey Street communities — where a many UW-Madison's graduate students live — 530 units have

-more-

been completed, and 592 are awaiting renovation, Sunstad said. The project is scheduled to be complete in 2003.

The renovation work is all part of the 1988 Master Plan for University Student Apartments. The master plan — which has been reviewed annually by both the UW System Board of Regents and the State Building Commission — includes work designed to reduce the cost of maintaining the buildings, to lower heating costs, to improve living conditions, and to preserve the facilities for continued future occupancy.

Sunstad says the renovation process has also created several accessible apartments for disabled persons and some larger two-bedroom and three-bedroom apartments to accommodate larger families. Sunstad says the demand for Eagle Heights and Harvey Street apartments has been and remains very strong.

###

— Bill Arnold, (608) 262-0930

#### **VIVA BRAZIL! PROJECT PLANS FINAL DAY OF CELEBRATION**

The year-long Viva Brazil! partnership between the University of Wisconsin-Madison, the Madison Children's Museum and the Madison Metropolitan School District will conclude with a day of celebration May 18.

Festivities will begin at noon with a parade from the State Capitol down State to the Library Mall. The event should take about an hour; traffic during the parade will be limited to one side of State State. Buses will not be rerouted, but motorists should anticipate possible delays at intersections.

Activities will continue with a Brazilian music festival from 5 p.m. to midnight on the Union Terrace. The event will be part of UW-Madison's Latin American and Iberian Studies Program's fifth annual Latin American Music Festival, featuring Samba performers from the Midwest and around the world.

According to William Ney, assistant director of LAISP, "We chose commencement weekend so that the entire community — especially the new graduates and their families — could join the rest of the city in celebrating the joy and positive energy of Brazilian culture." For more information, contact Ney at (608) 262-2811.

###

— Barbara Wolff, (608) 262-8292

-more-

For UW Student Family Housing

Housing  
— Eagle Heights

# Officials to reassess financing plans for renovation work

By Bill Arnold

UW-Madison officials say that a recently released state audit will help the institution in its efforts to reassess plans for major renovation and maintenance work at the university's student family apartments and to develop a plan to better finance those projects.

The Legislative Audit Bureau's report on UW-Madison Student Family Housing, released Aug. 5, recommends planning to improve maintenance of units and a reassessment of the 1988 master plan for renovation work.

Norm Sunstad, director of University Housing, says: "The review has been helpful in identifying and discussing issues that need further attention, and we certainly will be looking carefully at our maintenance and financial models to make any changes or adjustments that seem prudent.

"Adjustments have been made to the master plan when needed, and further changes will no doubt be necessary. However, through the first five years of the plan, the university has been able to follow the plan quite closely," Sunstad said.

The audit, requested by the state's Joint Legislative Audit Committee, states that until the mid 1980s, rental rates and maintenance expenditures had been held at very low levels to keep rental costs as inexpensive as possible for the university's students with families.

In the report, the audit bureau questions delays in the renovation work, project financing, increasing costs associated with the renovations and the preventive maintenance program for Student Family Housing.

Reasonably priced, quality family housing is critical to the university's ability to attract and retain qualified graduate students, Sunstad said. He adds that rental rates for unremodeled and remodeled apartments are at or below rates charged for comparable facilities in the city of Madison.

Sunstad says the demand for Eagle Heights and Harvey Street apartments has been and remains very strong. The decision to renovate the apartments, he said, was made "to fulfill this significant housing need in the years to come." Sunstad said that pilot renovation projects were undertaken, and the 1988 master plan was developed, to bring together all the factors necessary to renovate the units.

The master plan, supported by the Board of Regents and the state Building Commission, anticipated that the costs associated

with remodeling would be financed through rent increases above those normally needed to meet regular operating costs. Rent increases are to be charged to all apartments, remodeled as well as unremodeled.

The report shows that remodeling costs — especially construction costs that are affected by inflation — have increased faster than expected, and the increased costs will push total project costs higher than the original estimated \$26.3 million price tag.

"The reasons for the increased costs are multiple," Sunstad said. "Construction costs have increased at a faster rate than what we budgeted for. There have also been significant costs added after the master plan was created, including asbestos removal and required improvements mandated by the Americans with Disabilities Act."

Naturally, the decision to use increased rental rates as the primary source of capital to fund the renovation work wasn't expected to be popular with Student Family Housing tenants, Sunstad said. But he said the university's commitment to extend the life of its aging Student Family Housing units won't mean rapidly increasing rents.

"It's my feeling that short of some unforeseen event, rent increases should stay at or near inflation in coming years," Sunstad said.

Sunstad indicates that the project is slightly behind schedule, with 345 of the 1,122 apartments to be completely renovated by Dec. 1, and the rest to be renovated by the year 2004. Sunstad said that 33 percent of the apartments were scheduled for renovation completion through fiscal 1992-93. And as of Dec. 1, 1993, the actual number of completed apartments will be 31 percent, he said.

"But, we must keep in mind that the primary goal of Student Family Housing is to accommodate graduate student needs for family housing," Sunstad said. "There is a limit on the number of apartments which can be taken out of service at any one time. The 5 percent standard we chose remains a valid guideline. But, that guideline also limits the speed with which the entire renovation project can or should be completed."

Also, as noted in the audit report, the university offers services and benefits that student families would not find at most private apartment complexes. Sunstad says that's just one of the reasons there is a lengthy waiting list for this particular type of student family housing.

and electrophysiologic recording. Require skills include expertise in the neurobiology of sleep; experience with rat surgery programming skills in basic and pascal; competence in scientific use of spreadsheets and use of PC statistical programs (preferably Systat); an experience with data acquisition processors. Apply by Aug. 31.

**020895: Broadcast Specialist, FRCS/Consumption Science** (25-50% time), minimum \$22,300 annual. M.S. in journalism or agricultural journalism, 5 years experience in outreach activities. Apply by Aug. 23.

**020896: Assoc, Lecturer, Educ/Kinesiology** (175% time), minimum \$30,000 academic. M.S. required, Ph.D. preferred in occupational therapy or related field and required for lecturer title. Background knowledge in research and/or professional occupational and/or physical therapy practice. Apply by Aug. 20.

**020898: Instructor (CHS), Med/Medicine, Gastroenterology**, (40-100% time), minimum \$30,000 annual. M.D.; board eligible/board certified gastroenterologist. Experience in clinic gastroenterology. Apply by Aug. 23.

**020900: Research Specialist, CALS/Food Microbiology and Toxicology**, minimum \$23,000 annual. B.S. in bacteriology or food science preferred. 1 year experience in a microbiology lab. Apply by Aug. 23.

**020901: Assoc, Research Specialist, Veterinary Med/Surgical Sciences**, minimum \$18,000 annual. B.S. in biology, zoology, molecular biology, biochemistry or related discipline. A master's or Ph.D. degree, or other research experience would be advantageous, but are not essential for applicants with exceptional alternative experience. Apply by Aug. 23.

**020902: Asst Researcher, Med/Ophthalmology** \$24,000-\$30,000 annual. Significant related research experience in nutrition can be in conjunction with training. Apply by Aug. 23.

**020903: Research Specialist, CALS/Agronomy** (50% time), \$19,328-\$21,999 annual. B.S. in soil science. Minimum of 1 year experience using NIRS estimate forage quality parameters. Apply by Aug. 23.

**020904: Assoc, Senior, Research Specialist, Med/Human Oncology**, minimum \$18,000 annual. B.A. or M.S. in biological sciences. Minimum 3 years experience with cell and molecular biology techniques. Tissue culture experience essential. Small animal experience desirable. Apply by Aug. 24.

**020905: Assoc, Research Specialist, Med/Comprehensive Cancer Center**, (50-100% time) \$17,916-\$22,000 annual. Minimum B.A./B.S. in social or life sciences. Past experience in interviewing and interviewer training preferred. Case control and population base studies. Apply by Aug. 23.

**020906: Assoc, Senior, Research Specialist, Grad/Inst for Molecular Virology**, minimum \$17,916 annual. B.S. in biochemistry, microbiology, molecular biology or related field. Minimum 1 year experience in a research laboratory in the above fields. Experience in quantitative biochemical techniques is required. Apply by Aug. 23.

**020909: Assoc Research Specialist, Med/Medicine, Cardiology** (50% time), \$17,916-\$19,500 annual. B.S. exercise physiology. At least 6 months cardiovascular research experience and experience

8/18/93



# NEWS

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Housing  
— Eagle Heights

FOR IMMEDIATE RELEASE

5/20/93

**CONTACT: Detective Mike Geier, (608) 262-0139**

## INVESTIGATORS SAY EAGLE HEIGHTS FIRE WAS ACCIDENTAL

MADISON — Upon completion of a thorough investigation, the Madison Fire Department Arson Bureau and the University Police Department have determined that the cause of the May 19 fire at Eagle Heights was accidental.

According to University Police Detective Mike Geier, the blaze started when a construction worker soldering a heat pipe accidentally and unknowingly ignited some pressboard behind the pipe. Geier said the pressboard smoldered and eventually started on fire.

The early morning blaze resulted in an estimated \$250,000 to \$300,000 in damage to an unoccupied building which was being renovated in the University of Wisconsin-Madison student family housing complex located on the far west end of campus. No injuries were reported.

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*Housing  
Eagle Heights*

FOR IMMEDIATE RELEASE

5/19/93

**CONTACT: Det. Mike Geier, (608) 262-0139**

## UNIVERSITY POLICE SEEKING INFORMATION ON EAGLE HEIGHTS FIRE

MADISON — University Police are investigating a fire that caused an estimated \$100,000 in damage to an unoccupied building at Eagle Heights early this morning. Eagle Heights is the University of Wisconsin-Madison's student family housing complex located on the far west end of campus.

No injuries were reported.

According to the UW Police Captain Phil Dixon, patrolling officers spotted an orange glow about 1:24 a.m. coming from the Eagle Heights area. Upon their arrival at the complex, Dixon said the officers found a fire raging inside of 307 Eagle Heights — a housing building currently under renovation.

Because of the construction, the area was fenced off and officers used a bolt cutter to snap the wire fence to prepare for Madison firefighters, who arrived about five minutes later. Buildings 304 and 306 were also included in the fenced-off area, but sustained no damage, said Dixon.

University Housing Director Norm Sunstad said a decision has not been made on whether to rebuild the unit. He added all units are equipped with smoke alarms and there are fire pull stations available in case of emergency.

UW Police and Madison Fire Department officials are asking anyone with any information about the fire to call (608) 262-4524.

###

Release:

Immediately

05/03/91

CONTACT: Norm Sunstad (608) 262-2524 (O) or (608) 795-4653 (H);  
Yolanda Garza (608) 263-5706 (O), or Roger Howard (608) 271-8018 (H)

## UW-MADISON REAFFIRMS COMMITMENT TO HOUSING FOR STUDENT FAMILIES WITH CHILDREN

MADISON--The University of Wisconsin-Madison reaffirms its policy of providing housing for students with children by changing its definition of student families, University Housing Director Norm Sunstad said Thursday.

The policy governs the 1,122 units in the Eagle Heights and Harvey Street apartment complexes. Priority will continue to be given to graduate student families with children. The definition of a student family has been broadened to include single parents, married couples or couples registered with the city of Madison as domestic partners.

"The decision is in keeping with the spirit of state law and UW Board of Regents policies, and parallels the city's ordinance governing domestic partners," Sunstad said.

He said the revised housing policy mirrors those of other universities across the country, including Harvard, Stanford, Columbia, M.I.T. and U.C.L.A.

"It places the welfare of dependent children as the top priority," said Dean of Students Mary Rouse, who supported the change citing its pro family impact. "It is not my place to make any judgments but rather to work with real student families and see that they are supported so that they can complete their education."

-more-

"I am acutely aware of the dramatic changes in our American families during the past three decades, which include many permanent arrangements outside legal marriage," she added.

The definition of family was reviewed earlier this year during open forums conducted by University Housing staff to reevaluate the priority system used in renting the student apartments.

The decision was made by Sunstad after conducting three forums on campus and consulting with various groups, including the Eagle Heights Assembly, the Dean of Student's Gay and Lesbian Concerns Committee and the University Housing Advisory Committee. The Eagle Heights Assembly opposed the change.

Under the policy, unmarried couples would register with the City of Madison as domestic partners. The city's Domestic Partnership ordinance was passed last year, and defines a domestic partnership as two persons occupying the same dwelling in a committed, supportive and exclusive relationship.

According to Hamilton McCubbin, Dean of the School of Family Resources and Consumer Sciences, "The traditional family form is not dominant any more, and in the last two decades we have witnessed incredible changes and acceptance of these changes."

"It is expected that the university would take a leadership role in establishing policies that affirm that acceptance," McCubbin added. "The university has always had a commitment to housing that also enhances children's development without prejudice."

EDITOR'S NOTE: John Wood, chair of the Eagle Heights Assembly, supports the university's decision. He can be reached at 262-6605 or 233-9556.

###

-- Judy Everard (608) 262-3571

4851I

Housing  
Eagle Hts

# note

From: University of Wisconsin-Madison / News & Information Service, 19 Bascom Hall, 500 Lincoln Drive, Madison, Wisconsin 53706  
Telephone: 608/262-3571

Oct. 11, 1990

**EDITORS/NEWS DIRECTORS:**

The Eagle Heights Health Fair scheduled for Saturday, Oct. 13 from 10 a.m.-4 p.m., has been canceled due to a major roof leak in the Community Center of the complex, where the fair had been scheduled.

An attempt will be made to reschedule the fair next spring.

We would appreciate this cancellation being noted in any event listings you are running for this weekend. Thanks.

Meg Skinner, a member of the fair's Planning Committee, can be reached at 262-6883 if there is a need for further information.

# UNIVERSITY OF WISCONSIN-MADISON

CHANCELLOR  
Bascom Hall • 500 Lincoln Drive  
Madison, Wisconsin 53706  
608-262-9946

May 31, 1990

Shu-Fang Lo  
901-B Eagle Heights  
Madison, Wisconsin 53705

Dear Ms. Lo,

I am writing in response to your letter dated May 12, 1990, concerning Eagle Heights family housing rental rates. I understand similar letters have been sent to Board of Regents President Paul Schilling and University of Wisconsin System President Kenneth Shaw, so I am providing this detailed response. I appreciate your taking the time to write to me on the matter of rental rate increases, and I have taken this opportunity to investigate the matter more thoroughly.

The UW-Madison student family apartments at Eagle Heights were constructed between 1956 and 1967, and are now much in need of general renovation. Rental rates over the years have been maintained at very low levels, providing insufficient funding for major repairs and maintenance. Several years ago, the University had to decide whether to refurbish these apartments extensively or to allow them to deteriorate further and begin planning for the end of on-campus student family housing.

A number of pilot projects were designed and constructed and in 1988 it was decided to proceed with a long range, phased master plan of major refurbishment. The response to the pilot projects included observations at the Board of Regents and the State Building Commission that rental rates at Eagle Heights were very low in comparison to other apartment rates in the area and that renovation costs should be supported by increasing these rates. University Housing, and specifically student family housing, is a self-supporting auxiliary which receives no state or federal tax money. All costs for construction, maintenance and operation of the apartments have been expected to be paid by those who use the facilities, and the master plan for renovation of student family housing that was developed reflected these funding requirements. The master plan was reviewed by the Board of Regents in February, 1988, and by the State Building Commission in May, 1988, and to date renovation of 152 apartments has been completed or initiated.

According to information provided by the Madison Apartment Association, the average monthly rent in the campus area for a two bedroom apartment, including heat, was \$539.00 for 1989-90. As you know, the monthly rate for a two bedroom unit at Eagle Heights for the current year is \$274.00, including heat. Also, even after the rather substantial rate increases of the last few

Housing -  
Eagle Heights

sent  
6/1/90



cc: Bob Paul  
Lynn Shaw  
John Poth  
(f-6)

years, rates at Eagle Heights family apartments are still among the lowest charged at the Big Ten universities.

Quality, reasonably-priced housing for student families in close proximity to campus is in short supply. Most of the 11,000 graduate students, and virtually all of the undergraduate students, who have families must live off campus where rents are much higher. The UW-Madison cannot afford to lose current on-campus housing through lack of sufficient maintenance. The existing student family apartments have windows that are failing, support structures that are deteriorating, and built-in kitchen equipment that is rusting. The energy efficiency of the units also needs to be improved. Accelerating maintenance and energy costs and the maintenance deficiencies of the existing apartments dictate that extensive refurbishment must proceed or the supply of housing for student families will be diminished in the future.

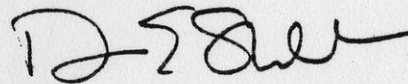
The Director of University Housing, Norm Sunstad, has explored alternative sources of funding, such as state and federal subsidies or loans, and will continue to do so in an effort to help lighten the burden on tenant rents; however, we are not optimistic that such alternatives will materialize.

Mr. Sunstad assures me that housing staff has worked with residents throughout, beginning with the pilot projects, to evaluate the refurbishments in an effort to decrease costs while still addressing the pressing maintenance needs. It is important that this dialogue continues. I understand that you are a member of the tenant group with whom the housing staff has been meeting for discussions on these issues, and I urge you to continue to express your suggestions for the project in a thoughtful and constructive way.

I share your concern with the increasing costs of attending graduate school and I am acutely aware that reasonably-priced, quality housing is important in bringing the best graduate students to the University of Wisconsin-Madison. That is the essential reason why it is very important that the University continue this refurbishment program and protect the long term investment that the University and State have in student family apartments.

I want to thank you for writing to me about your concerns, and I again encourage you to continue to work with the staff at University Housing to improve the refurbishment program at student family housing.

Sincerely,



Donna E. Shalala

DES:ns

xc: Paul Schilling, President, Board of Regents  
Kenneth A. Shaw, President, UW System  
Paul L. Brown, Vice President, UW System  
Judith Temby, Board Secretary

bxc: Len Van Ess  
Norm Sunstad

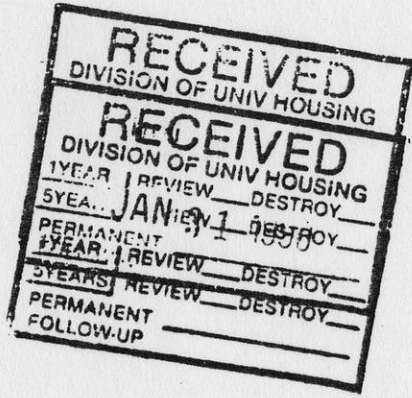


The University of Wisconsin System

Vice President for Physical Planning and Development  
1762 Van Hise Hall, 1220 Linden Drive  
Madison, Wisconsin 53706  
(608) 262-6132

cc Bob + Paul  
Housing - post:  
Eagle Heights

January 30, 1990



To: Mr. Norman L. Sunstad, Director  
University Housing  
UW-Madison

From: Paul L. Brown *[Signature]*

Re: Complaint to Legislator Regarding Eagle Heights Rent Increase

A resident of the Eagle Heights Apartments, representing others in the complex, has written to Senator Risser advising of his sponsorship of the Eagle Heights Rent Control Amendment. The basic premise is unchanged from Mr. McKloskey's earlier concerns on this subject. He objects to the rent increases which have been implemented to cover the costs of the renovations. You will note that he also makes some allegations relating to some of the costs of portions of the renovations.

President Shaw has asked that I suggest a response which can be forwarded to Senator Risser. I'll need your help please. Could you send me your response in the form of a draft Shaw to Risser letter.

Thanks for your prompt attention to this request.

PLB:jh  
cc: Len Van Ess

NOV 07 1989

233-3340

806-C Eagle Heights  
Madison, WI 53705  
November 6, 1989

Hon. Fred Risser  
State Capitol  
Madison, WI 53703

re: Eagle Heights rent increases

Dear Sen. Risser,

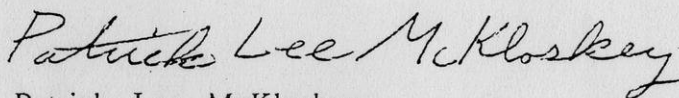
I am the sponsor of the Eagle Heights Rent Control Amendment (copy enclosed). The Rent Control Amendment was added to the Constitution of the Eagle Heights Assembly upon its adoption by the residents of Eagle Heights on August 3, 1989. The vote was 179 - 34, meaning that 84% of the voters supported its adoption. The proposed adoption of a new Constitution that deleted the Rent Control Amendment was soundly defeated by residents on October 31, 1989.

The Rent Control Amendment forcefully opposes the use of tenant rents at Eagle Heights for the purpose of "renovating" apartments. The Madison campus housing office has neither sought nor obtained participation in the University's ongoing 5-year, \$150 million capital improvements project. That project is funded by alumni donations.

The housing office has not attempted to obtain legislation for government assistance for the implementation of this project. The reasons are fairly obvious. The total cost of the "renovations" is about \$20,000 *per apartment*. One need only review the "renovations" specifications to see such curiosities as \$394 each for door locks in each apartment. The waste involved in these "renovations" is reminiscent of defense procurement practices for such purchases as hammers and toilet seats.

In the months ahead, the movement to reject rent increases as a mechanism for the "renovations" projects will be picking up steam. I urge you to become a part of that movement. I would like to meet with you to discuss the rent-related issues at Eagle Heights. Please contact me at the above address to let me know whether and when such a meeting will be convenient for you.

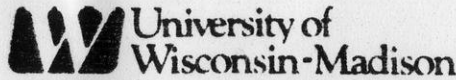
Sincerely,



Patrick Lee McKloskey  
Rent Control Amendment Sponsor  
800s Area Representative



Sent 2/15/90



1 Year	Destroy
	Review
5 Year	Destroy
	Review
Permanent	
Follow-up	

Division of University Housing  
 Slichter Hall  
 625 Babcock Drive  
 Madison, WI 53706

MEMORANDUM

TO: Paul L. Brown  
 Vice President for Physical Planning  
 and Development  
 1762 Van Hise Hall

FROM: Norm Sunstad, Director *NS*

SUBJECT: Complaint to Legislator Regarding Eagle Heights Rent Increase

DATE: February 15, 1990

Per your request, I have drafted a response to Mr. Risser from President Shaw. Please let me know if you would like me to do more with respect to this matter.

We would be happy to send this letter to you via electronic mail. Please call Laura Friedrichs at 2-7748 if you would like us to send the document.

Attachment

xc: Len Van Ess

NS:lkf:0601C/5

bxc: Bill Richner  
 Bob Fessenden  
 Paul Evans  
 Patti Nurse  
 Laura Shere  
 John Palmer

February 14, 1990

The Honorable Fred Risser  
State Capitol  
Madison, WI

Dear Fred,

I have investigated the concerns raised by Mr. Patrick Lee McKloskey in his November 7, 1989 letter to you, and offer the following:

I. Background

After completion and evaluation of several pilot projects, a major refurbishment of University of Wisconsin-Madison student family housing began in 1988. The "Student Family Housing Master Plan" (copy attached) was reviewed by the Board of Regents in February, 1988, and by the State Building Commission in May, 1988.

It was determined that these apartments, constructed between 1956 and 1967, are much in need of general renovation. We had to decide whether to refurbish these apartments extensively, or allow them to deteriorate further and begin planning for the end of on-campus student family housing. We chose to refurbish, as these apartments are very important to our recruitment, retention, and support of students.

It is important to keep in mind that these facilities, while supported entirely by program revenues, are owned by the University and State and we must ensure that the facilities are adequately maintained as a long-term investment.

Tenants have been actively involved in every step of planning this project. The Eagle Heights Assembly, comprised of elected tenant representatives, was shown the construction plans and the financial arrangements. Tenants were invited to tour the completed prototypes and give housing staff their reactions and suggestions prior to the development of the final master plan.

University student family housing is a self supporting auxiliary. Historically, on-campus housing provided by the University has been entirely funded by tenants, including construction cost, interest on any debt incurred, operating cost, and renovation costs. This is also the case for residence halls at all U.W. System campuses.

It has been, and I expect will continue to be, the position of the Regents and State Building Commission that auxiliaries be self-supporting. Auxiliaries neither subsidize other operations of the University nor do they rely on external state resources for financial support.

Historically, rental rates necessary to cover operating costs of student family housing have been well below rates charged in similar facilities off campus and have been among the lowest rates offered by Big Ten universities. Our analysis of the impact of funding the renovations on tenant rents indicates student family housing residents will continue to pay much less than those who live off campus, and near the average of those who live in similar facilities operated by the other Big Ten institutions. Please note the chart on page 20 of the attached Master Plan.

II. Regarding Mr. McKloskey's Concerns

- A. The Eagle Heights rent control amendment (copy attached) was written by Mr. McKloskey. It contains some inaccuracies: Eagle Heights and Harvey Street apartments are not intended to be low cost housing, they are intended to be reasonably priced and self supporting; only users contribute to the cost of the renovations; the refurbishment funds generated are not profits, they are fees necessary to maintain the facilities in which these tenants live.

Mr. McKloskey incorrectly states that the rental fees charged discriminate against people on the basis of family status and national origin; this is not the case. (See the complaint filed by Mr. McKloskey with HUD on June 8, 1989, and the University's response, dated November 9, 1989, attached).

The amendment to the Eagle Heights Assembly constitution prescribes how the Assembly must deal with issues regarding rent increases: the Assembly must schedule a referendum if they wish to make a recommendation regarding rates.

University Housing has always sought tenant input regarding rates and has no concerns about this amendment to the Eagle Heights Assembly constitution. Housing staff make no attempt to control or direct the form of representation tenants choose. This year a forum has been scheduled by the Eagle Heights Assembly inviting tenants to share their concerns regarding rates--or anything else with respect to the operation of student family housing--with Housing staff.

- B. Alternative Funding: Norm Sunstad, Director of University Housing for the U.W.-Madison, discussed with the U.W. Foundation the probability of success if we sought funding for building renovation through the Foundation's capital campaign. He was advised that donors are more interested in providing support for academic programs or scholarships than for facilities, and any financial support for facilities tends to be earmarked for special areas, such as academic or athletic facilities. The Foundation did not feel a campaign for building renovations would be successful.

Mr. Sunstad also inquired whether the Federal College Housing Loan Program had funds to support this type of renovation. Unfortunately, it does not. He also met with those who administer bonding programs for the state. You will note this project includes a provision for a possible state program revenue bond issue of \$1.6 million in 1991-92, the need for which has now become deferred until at least 1993-94. Given the historically low rental rates for the apartments, bonding a larger amount was not recommended.

Mr. McKloskey is aware that these alternative funding avenues were explored.

### III. Refurbishment Specifics

The cost per square foot for the refurbishment of these facilities is approximately \$25 and includes some exterior work (siding, window replacement, cement, and grounds work). The cost per square foot to replace these units would be approximately \$50-\$70, excluding the cost to raze the existing buildings.

Mr. McKloskey has been informed on a number of occasions that the figure he quotes for door locks (\$394) is inaccurate. The average cost for all hardware replacement throughout each apartment is \$391.

Details supporting the need for renovating these apartments and specifically describing the work being done are included in the Master Plan document (pages 14-17). If you would like to tour these facilities, I'm sure Mr. Sunstad would be most happy to arrange it.

University Housing staff have attempted to explain the project fully to Mr. McKloskey, to provide him any data he has requested, and to respond to his inquiries in a timely way. Mr. McKloskey also shared his concerns with the Board of Regents at their July 1989 meeting.

University Housing is a student service. The primary responsibility of those who manage these facilities is to meet present and future student needs. Considerable effort has been made throughout the renovation project to inform tenants about the project and to seek their input, through written notices, the Eagle Heights Newsletter, Eagle Heights Assembly meetings, open houses in completed units, and Eagle Heights Assembly correspondence. We are also sending each current tenant a written summary of the renovation project (see attached copy). We are providing this information to all new tenants as well.

I believe this is a well conceived, properly financed project, necessary for the continued existence of student family housing on the Madison campus. While it would be ideal if there were some source other than tenant rents available to fund this sort of project, the funding plan is not an unfair burden on the tenants. Nationally, student family housing facilities and renovations are nearly always self-funded. Just as current tenants have benefited from the payments made by past tenants, they must contribute a portion of their fees to cover these refurbishment costs.

Hon. Fred Risser  
February 14, 1990  
Page Four

I hope this response and the attachments included provide you sufficient information. If questions arise, please call me.

Sincerely,

Kenneth Shaw  
President

lkf

0601C/1-4

WE, THE RESIDENTS OF EAGLE HEIGHTS & HARVEY STREET, HEREBY ORDER THE EAGLE HEIGHTS ASSEMBLY TO HOLD A RESIDENT REFERENDUM TO DECIDE WHETHER TO AMEND THE EAGLE HEIGHTS CONSTITUTION WITH THE FOLLOWING LANGUAGE:

**RENTS:**

*Policy:* All of the provisions of this amendment are effective on the date of adoption by the residents of Eagle Heights and Harvey Street. Eagle Heights and Harvey Street are low cost family student housing units. The residents of Eagle Heights and Harvey Street oppose and condemn the expropriation by the University of Wisconsin through its "Eagle Heights Master Plan" of twenty million dollars in nonuser housing fees or rents from residents. We find and declare that these fees: constitute profits in violation of state law; constitute an implicit taking without compensation that unconstitutionally and unjustly enriches the University of Wisconsin; discriminate against residents on each separate basis of family status and national origin; and violate the fiduciary responsibilities of the University of Wisconsin, because repayment to residents of the expropriated funds, plus interest at the prevailing market rate will ultimately be required. Any resident may enforce this policy by self-help or in court, either as an individual or as a member of the affected class of residents.

*Implementation and Conformity of Eagle Heights Assembly:* Only residents acting through referendum may ever recommend any action that could result in a rent increase. Any resolution by the Eagle Heights Assembly to the contrary is null and void and enjoined by court order and each member voting for such a resolution may be punished by damages in a lawsuit and removal from office as follows: Any resident representative may be recalled as provided elsewhere in this Constitution for failure to conform to this policy. Any Assembly officer or represented organization failing to conform to this policy shall be subject both to removal and permanent disqualification from the Assembly. The method that is used for area representative recall will be the same method used for removal of an officer or organization and the same number of signatures are required. The only difference in the case of officer or organization removal is that the removal referendum will be held on an Eagle Heights and Harvey Street basis.

*Continuing Implementation:* A referendum shall be held annually in February or March of each year for the purpose of determining whether residents support or oppose any rent increase proposed to residents by University Housing.

Print Name

Sign

Apt. #

Date

# Housing Discrimination Complaint

U.S. Department of Housing and Urban Development  
Office of Fair Housing and Equal Opportunity



Please type or print this form - Don't write in the shaded area

OMB Approval No. 2529-0011 (exp. 1-31-92)

Instructions: Read this form and the instructions on reverse carefully before completing. All questions should be answered. However, if you do not know the answer or if a question is not applicable, leave the question unanswered and fill out as much of the form as you can. Your complaint should be signed and dated. Where more than one individual or organization is filing the same complaint, and all information is the same, each additional individual or organization should complete boxes 1 and 7 of a separate complaint form and attach it to the original form. Complaints may be (1) mailed to the Regional Office covering the State where the complaint arose (see list on back of form), to a Field Office, or to Fair Housing, HUD, Washington, D.C. 20410, or (2) filed or presented in person at HUD in Washington, D.C. or at any HUD Regional or Field Office.

Number <i>0602</i>	(check <input checked="" type="checkbox"/> applicable box) <input type="checkbox"/> Referral and Agency (specify) <input type="checkbox"/> Systemic <input type="checkbox"/> Military Referral	Jurisdiction <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Additional Info	Signature of HUD Personnel who established jurisdiction <i>B Jones</i>
Filing Date <i>06/08/89</i>			

RECEIVED  
89 JUN -8  
F.H. ANDERSON  
2:56

1. Name of Aggrieved Person or Organization (last name, first name, middle initial) (Mr./Mrs./Miss./Ms.) *Patrick McKloskey* Telephone No.: Home *608/233-3340* Telephone No.: Business

Street Address (city, county, state & zip code) *806-C Eagle Heights, Madison, WI 53705*

2. Against whom is this complaint being filed? Name (last name, first name, middle initial) *Univ. of Wisconsin Board of Regents* Telephone Number

Street Address (city, county, state & zip code) *Madison, WI 53706*

Check  the applicable box or boxes which describe(s) the party named above.  
 Builder  Owner  Broker  Salesperson  Supt. or Manager  Bank or Other Lender  Other

If you named an individual above who appeared to be acting for a company in this case, check this box  and write the name and address (street, city, county, state and zip code) of the company, in this space.

*Chancellor Donna Skulala, University of Wisconsin*

Name and Identify Others (if any) you believe violated the law in this case  
*Norm Sustad, Director of Housing*

3. What did the person you are complaining against do? (check  all that apply)

<input type="checkbox"/> Refuse to rent, sell, or deal with you	<input type="checkbox"/> Falsely deny housing was available	<input type="checkbox"/> Engage in blockbusting	<input checked="" type="checkbox"/> Discriminate in the conditions or terms of sale, rental occupancy, or in services or facilities	<input type="checkbox"/> Other (explain in block 6 below)
<input type="checkbox"/> Advertise in a discriminatory way	<input type="checkbox"/> Discriminate in financing	<input type="checkbox"/> Discriminate in broker's services	<input type="checkbox"/> Intimidated, interfered, or coerced you to keep you from the full benefit of the Federal Fair Housing Law	When did the act or acts occur? (include the most recent date, if several dates are involved) <i>April 1, 1989</i>

4. Do you believe that you were discriminated against because of your: (check  all that apply)

<input type="checkbox"/> Race or Color (see back of sheet) <input type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Other (specify)	<input type="checkbox"/> Religion (specify)	<input type="checkbox"/> Sex <input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Handicap (specify) <input type="checkbox"/> Physical <input type="checkbox"/> Mental	<input checked="" type="checkbox"/> Familial Status (Children under 18 in the family or pregnant female)	<input type="checkbox"/> National Origin <input type="checkbox"/> Hispanic <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Other (specify)
--	---	--	---	--	---

5. What kind of house or property was involved? <input type="checkbox"/> Single family house <input type="checkbox"/> A house or building for 2, 3, or 4 families <input checked="" type="checkbox"/> A building for 5 families or more <input type="checkbox"/> Other, including vacant land held for residential use (explain in block 6)	Did the owner live there? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Is the house or property: (check <input checked="" type="checkbox"/> applicable box) <input type="checkbox"/> Being sold? <input checked="" type="checkbox"/> Being rented?	What is the address of the house or property? (street, city, county, state) <i>806-C Eagle Heights Madison, WI 53705 Dane County</i>
---	---	---	---

6. Summarize in your own words what happened. Use this space for a brief and concise statement of the facts. Additional details may be submitted on an attachment.  
Note: HUD will furnish a copy of the complaint to the person or organization against whom the complaint is made.

*The University is using a discriminatory formula for calculating rents. Families are expected to donate 20 million dollars to the University's capital improvements projects. Single adult University tenants do not pay for major capital improvements, and certainly not in this amount - 20,000 dollars per apartment. The capital improvements are not paid for users; I receive no benefit from my payments. Fees are charged to family renters - cost for renovations are being absorbed by families.*

7. I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.

Signature *X Patrick Lee McKloskey* Date *6.8.89*

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
CHICAGO REGIONAL OFFICE, REGION V

---

MCKLASKEY, PATRICK,	)	
	)	
Complainant,	)	
	)	AMENDED ANSWER
v.	)	Case #5-89-609-1
	)	
UNIVERSITY OF WISCONSIN	)	
BOARD OF REGENTS, ET AL.	)	
	)	
Respondent.	)	

---

The Respondent above named, by its undersigned Director of Division of University Housing, for and as an amended answer to Complainant's complaint, hereby ADMITS, AND DENIES, as follows:

1. Denies the allegations of Complainant's complaint.

2. The Division of University Housing is a self-supporting auxiliary of the University of Wisconsin-Madison. Two types of on campus housing are offered by University Housing: apartments and residence halls. The apartments are provided for families only. The residence halls accommodate single students only.

All costs related to providing university student housing including construction, repairs, replacement, renovation, debt service, interest expense, and all operating costs are covered by rental payments made by the tenants. University student housing rental fees are used exclusively to cover university student housing costs. University student housing funds are not used to fund any other enterprises. Nor does university student housing receive any funds from the University or State.

A further distinction is made in the financial management of university student housing. Student family housing costs are covered by fees paid by those who live in student family housing apartments. All residence hall costs are covered with fees paid by residence hall tenants. No student family housing funds are used to cover residence hall costs. Residence hall student fees are not used to cover student family housing costs.

Funds expended, whether for operating costs, or capital repairs and renovations in residence halls are collected only from residence hall students. Funds expended in student family housing for operating costs or capital repairs and renovation in student family housing are collected only from student family housing tenants. No capital repair and renovation costs incurred by student family housing are paid for by



residence halls student fees. No capital repair and renovation costs incurred by residence halls are paid for by student housing fees. The above policies have been in place throughout the history of the Division of University Housing.

3. Student family housing apartments number as follows: 354 one bedroom, 744 two-bedroom and 24 three-bedroom units, totalling 1,122 apartments.

Student family housing occupancy is limited to persons who are University students residing with their immediate family, consisting of (a) a spouse, (b) dependent children, or (c) a spouse and dependent children.

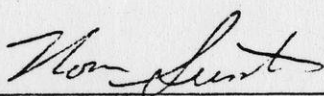
Generally, one-bedroom apartments are assigned to couples without children and two-bedroom apartments are assigned to families with one or more children. Three-bedroom apartments are assigned to current residents on the basis of need for space, considering the number, ages, and sex of the children.

There are families in university student family housing in one and two-bedroom units with and without children. All three-bedroom units contain families with children.

Rents are based on the number of bedrooms and whether they are renovated or not, regardless of the number of children in the families. All tenants contribute through their rents to fund capital improvements and renovations.

I declare under penalty of perjury that the foregoing is true and correct.

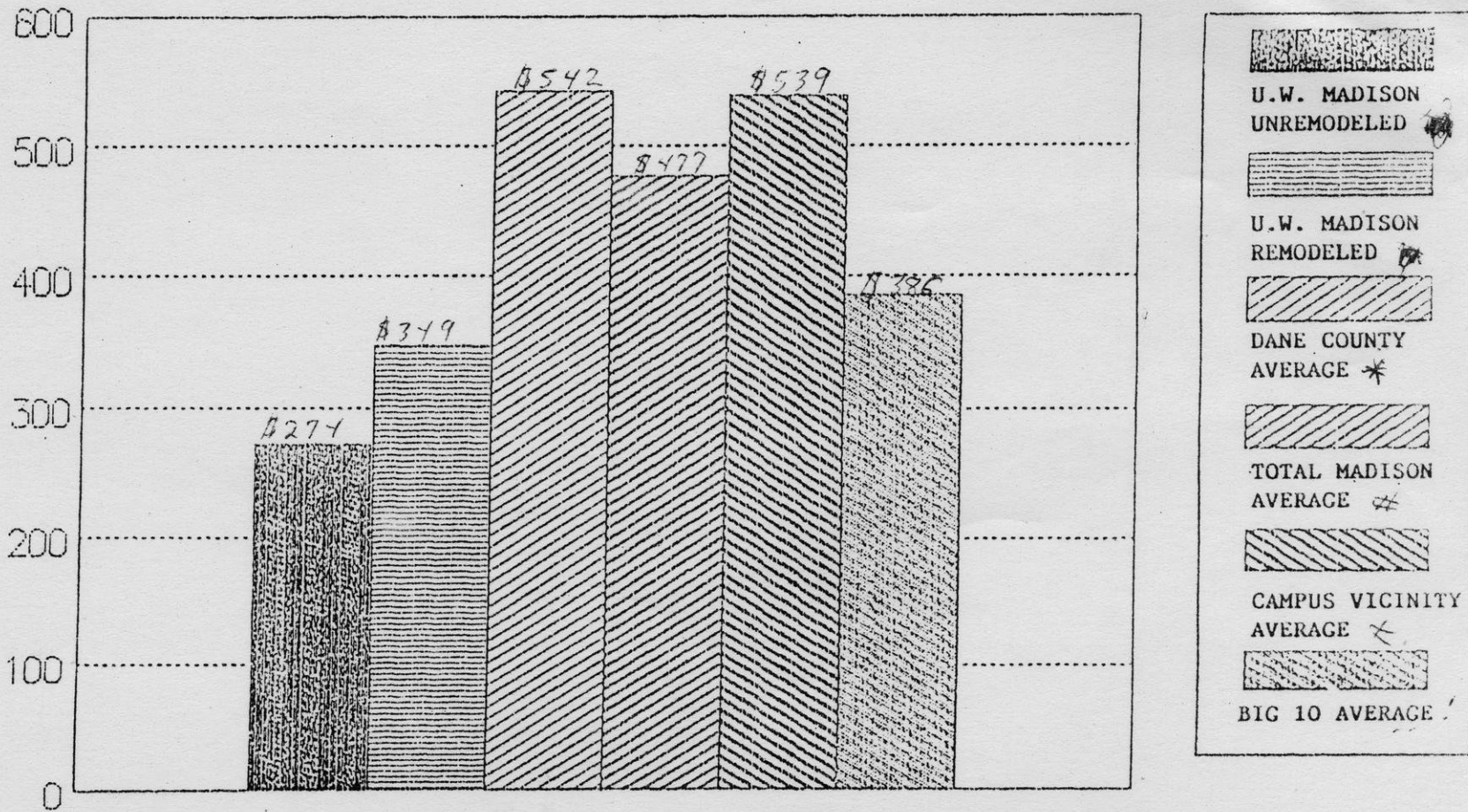
Dated 11/9/89 November, 1989.

By:   
Norm Sunstad  
Director  
Division of University Housing  
University of Wisconsin-Madison  
Slichter Hall  
625 Babcock Drive  
Madison, Wisconsin 53706  
(608) 262-2524

# U.W. Madison Student Family Housing

## 2 Bedroom Rate Comparison

1989-90 Rental Rate



Location

Source

\* Madison Chamber of Commerce  
 # Madison Apartment Association  
 ! survey of Big 10 schools

JUNE 1, 1990

*for tenants*

RENOVATION OF EAGLE HEIGHTS AND HARVEY STREET

Background

The mission of the Division of University Housing at the University of Wisconsin-Madison is to provide reasonably priced housing for students and their families. To meet this objective, the Division operates and manages 1,122 apartments at Eagle Heights and Harvey Street. These two complexes accommodate a population of more than 4,000.

After World War II, the need to develop on-campus housing for students with families was critical. While temporary solutions (Badger Village and Truax Field) were made, it was not until 1956 that 48 apartments at Harvey Street were constructed. Construction of the first 200 units at Eagle Heights began in 1958. The last units were completed in 1967.

These buildings were designed using low cost techniques and materials to maximize the number of apartments and minimize the costs. The buildings range from 22 to 33 years of age. The only major reconstruction since has been the conversion of flat roofs to pitched roofs. Age has taken its toll on the buildings, resulting in increased operational and maintenance costs.

The renovations are designed to reduce the cost of maintaining the buildings, lower heating costs, improve living conditions and preserve the facilities for future occupancy for many years.

The master plan for student family housing has been reviewed by the Board of Regents of the University of Wisconsin System and the State Building Commission.

Financial

University Housing, specifically student family housing, is a self-supporting auxiliary of the University, receiving no state or university funds. The cost of construction, payment on debt, repair and maintenance of facilities, operating costs and necessary renovations are all covered by rental income. To fund the renovations of student family housing, tenant rental rates will be increased by 6.5% above inflation for 1990-91 and 1991-92, and then 3% above inflation in 1992-93. Renovations are funded on a yearly basis without accumulating excess reserves.

Rental rates are well within the range of comparable local private apartments and near the average of those operated by the other Big Ten institutions.

*get specifics from him.*

Planning Process

The planning for the renovation began in 1984. Initial drawings were presented to the Eagle Heights Assembly for input and a general meeting for all tenants was held at the Community Building.

Building 604 was the prototype. We held an open house and requested tenant reactions. We also solicited input from those residents who moved into 604, to determine their satisfaction with the renovated apartments.

*Scunstad consulted w/ Foundation. Alums don't give for housing.*

University Planning and Construction and our staff have evaluated each project and made any necessary adjustments to solve problems as the renovations have progressed. We have also surveyed residents of newly renovated apartments for feedback.

### Specific Renovations

#### A. Windows

The existing windows are typical of those used in low cost construction 20 to 30 years ago, when energy costs were low. (In addition, windows in the 900's have structural design problems which are being corrected.) They allow extensive heat loss, waste energy and make the apartments uncomfortably drafty.

The new windows are very energy efficient and are a more appropriate size for the apartment. We have experienced approximately 30% reduction in heating costs for renovated apartments. This is a significant cost saving for tenants since the annual cost of heat for student family housing is a large part of our budget.

#### B. Kitchen Appliances

We are replacing the current appliances with free-standing appliances to increase stove and refrigerator space in response to resident requests over the years. The original appliances are inadequate for today's family. Furthermore, the old appliances would be more expensive to repair than replace. Since they are built in, it is not possible to replace the appliances without replacing the cabinets.

#### C. Kitchen Cabinets

The current metal cabinets are very costly to repair and many parts are no longer available. We are increasing the cabinet storage space, and replacing single sinks with double sinks, as requested by residents. We chose wooden cabinets because wood is less costly to refinish.

#### D. Floor Coverings

Our experience has been that the vast majority of residents have carpet in their apartments. Many of the residents use a carpet or mat backed by rubber foam. After extended use, the foam backing sticks to the floor tiles or pulls them loose when the carpet is removed. The cost to repair and replace the floor is high and results in increased vacancy loss while repairs are made.

In addition to these maintenance problems, carpets installed by residents often do not fit the floor areas exactly and are rolled or curled up on the edges, providing a breeding and living area for cockroaches, and blocking heat flow if the carpet is rolled up along the walls by the heat convectors.

Wall-to-wall carpeting is also intended to alleviate sound transmission between apartments, especially between levels. Sound transmission has been a constant source of complaints. The Assembly encouraged carpet installation.

E. Bathrooms

The bathrooms are poorly ventilated and condensation has caused bathroom floors to rot and tile to become loose. To decrease moisture and lower maintenance costs, we are installing insulated toilets, cement wallboard with ceramic tile and larger volume ventilation fans.

F. Closet Doors

We spend \$14,000 annually just to purchase new ratox closet doors, and considerably more to remove, install and repair them. They are easily damaged and are difficult to clean and maintain. The new wooden closet doors are sturdier, more attractive and should last 15 years with proper care and maintenance.

G. Electrical and Plumbing

Performing major renovations requires us to bring the electrical and plumbing service up to code. This includes adding a ground fault interrupter outlet in the kitchen and bathroom areas, and upgrading several outlets to handle modern appliances, as well as upgrading kitchen drains, bathroom fixtures, and other minor plumbing fittings. Changes in tenant life styles demand increased electrical capacity as well.

H. Heating and Ventilation

We must move some heating convectors and ventilating fans to accommodate some of the other changes. For example, the addition of full size refrigerator and cabinets dictates shorter living room convectors. Stainless steel convector covers are being used in the bathrooms to resist rust and cut maintenance costs.

I. Finish Hardware and Locks

A variety of hardware items is necessary to ensure that windows, closet doors, cabinets and fans function properly. In addition, we are replacing worn out light covers, improving plumbing access and installing closet door handles.

Entry door locks are being replaced with single action deadbolt mortise locks which meet city of Madison code. We are replacing passage locks in the bedrooms, bathrooms and closet doors. Storage locks in the 600's and boiler room locks are also being replaced. These replacements are necessary because the original equipment is worn out. The Assembly encouraged the change to a deadbolt lock.

J. Exterior Work

It has been necessary to paint the exterior trim of the buildings every five years. This is very costly and takes staff time away from painting hallways, common areas and apartments. Aluminum soffits and trim will eliminate most of our exterior painting.

Insulation and a low maintenance stucco covering over the gray transite panels below the windows are also being added. These changes will reduce heat loss, improve comfort in the apartments and reduce maintenance costs.

We are doing limited landscaping to reduce maintenance costs. Concrete is being installed around the buildings to improve water runoff. We are also replacing plantings which have become too large and require considerable pruning and maintenance with smaller, more easily maintained plantings.

Vacancy Loss

Although we investigated the possibility of renovating one apartment at a time, we found the type of construction requires that major services (electricity, heat, plumbing) be cut off for the entire building while work is in progress.

It takes approximately 120 days to complete each apartment renovation project; we allow residents to move to another apartment three weeks prior to beginning construction. Residents have supported the \$100 rent credit we allow each family which is required to move due to the renovation.

We hope this information sufficiently explains the apartment renovation project. If you have question or concerns, please contact the Manager of Family Housing Operations, John Palmer.

March 1, 1990

0603C

17-20 *thru*

# STUDENT FAMILY HOUSING

University of Wisconsin-Madison



## **MASTER PLAN**

**"Serving the needs of University Families"**

Prepared By:

The University Of Wisconsin-Madison  
DIVISION OF UNIVERSITY HOUSING &  
DEPARTMENT OF PLANNING & CONSTRUCTION

January 1988

UW-Madison Campus Administration

Donna E. Shalala, Chancellor  
Bernard C. Cohen, Vice Chancellor  
Len Van Ess, Vice Chancellor  
J. Jay Noren, Vice Chancellor

Division of University Housing

Norm L. Sunstad, Director  
Robert M. Fessenden, Associate Director  
Vennie Gore, Assistant to the Director  
Patricia F. Nurse, Business Manager

Auxiliary Operations Analysis

William J. Richner, Director

Planning and Construction

Laszlo G. Fulop, Director  
Richard E. Tipple, Assistant Director  
John A. Paulson, Assistant Director  
Richard E. Zach, Chief Engineer  
Robert F. Hendricks, Principal Planner  
Richard R. Fayram, Facilities Planning Specialist

"The University of Wisconsin-Madison does not discriminate on the basis of age, race, creed, color, handicap, sex orientation, developmental disability, national origin, ancestry, marital status, arrest, or conviction record."



# UNIVERSITY OF WISCONSIN-MADISON



CHANCELLOR  
Bascom Hall • 500 Lincoln Drive  
Madison, Wisconsin 53706  
608-262-9946

January 22, 1988

Vice President Paul L. Brown  
UW System Administration  
1762 Van Hise Hall  
--CAMPUS MAIL--

Subject: Student Family Housing Refurbishment

Dear Paul:

The UW-Madison's Division of University Housing operates 1,122 apartment units of student family housing. Of this total, 1,074 units are located in Eagle Heights on the northwest edge of the campus and 48 units are located several blocks west of campus on Harvey Street just south of University Avenue.

These units, constructed twenty to thirty years ago, are very much in need of general refurbishment. During the past two years, the Division has constructed pilot refurbishment projects on three buildings in Eagle Heights, involving twelve apartment units each. These pilot projects have given the Division the opportunity to evaluate, in cooperation with residents, the desirability and acceptability of refurbishment plans.

At the time the third pilot project was approved by the Board of Regents, the University agreed to prepare a master plan to be used as background information for the Board in its review of the University's request to proceed with further refurbishment work. The plan is being submitted at this time along with documentation for the first series of projects to be constructed this summer. We are requesting that these projects be scheduled for consideration by the Board at the February 4-5, 1988 meeting so that the proposed construction schedule can be met.

The plan anticipates that the work will be scheduled as individual building projects, usually involving twelve apartment units each. The need to operate under a responsible financial plan and to minimize the number of apartment units that are off line at any one time requires that the refurbishment work for all 1,122 units be scheduled through the next decade.

Your assistance in arranging for consideration of the refurbishment projects by the Board of Regents and the State Building Commission will be appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to be "D. Shalala".

Donna E. Shalala

DES:ns

xc: Vice Chancellor Len Van Ess  
Director Laszlo G. Fulop  
Director Norm Sunstad

# STUDENT FAMILY HOUSING MASTER PLAN

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## EXECUTIVE SUMMARY

### SECTION I - OVERVIEW

The University of Wisconsin-Madison Division of Housing is responsible for providing reasonably priced housing for student families. To meet this need, the Division operates and manages 1,074 apartment units at Eagle Heights in the northwest corner of the campus and 48 units in its Harvey Street complex located immediately west of the University. A population of over 4,000 people are accommodated in these two complexes.

Immediately following World War II, there was a recognized need to develop accommodations to meet the needs of an increasing married student population. While there were temporary solutions, it was not until 1955 that 48 apartments were constructed at Harvey Street. Construction of housing at Eagle Heights followed with the Board of Regents approval to construct the initial 100 units in 1956.

When the two complexes were constructed, it was deemed necessary to use construction methods and materials to maximize the number of apartments and minimize the cost of construction. Age now is taking its toll on the condition of these buildings. Since their initial construction, the only major remodeling at Eagle Heights has been the conversion of flat roofs to hip roofs on all buildings as a means of eliminating constant leaks. This program began in 1978 and was completed in 1986. In 1979, the kitchens in the Harvey Street apartments were upgraded. Recognizing the need to correct an increasing number of deficiencies in the Eagle Heights buildings, three pilot projects were approved and constructed in 1986 and 1987. These projects have allowed University Housing to determine the complete scope of the remodeling needed along with the optimum ways of accomplishing the task.

### SECTION II - ARCHITECTURAL PROPOSAL

**THIS SECTION IS IN RESPONSE TO THE BOARD OF REGENTS DIRECTIVE TO DEVELOP A MASTER PLAN FOR THE RENOVATION OF STUDENT FAMILY HOUSING.**

Proposed in this plan is the remodeling of all apartments at Eagle Heights and Harvey Street (excluding the pilot project units) over the next twelve years. Major items in the remodeling include: replacement of flooring; provision of more energy efficient windows; rehabilitation of the kitchen areas; extension of ceramic tile in the bathrooms; provision of sliding closet doors; exterior surface treatments to reduce maintenance

costs and increase insulation values; and provision of concrete slab around the buildings to solve drainage problems. The Harvey Street remodeling will include: window replacement; the replacement of entry doors; flooring, bathroom and closet treatments similar to those scheduled for Eagle Heights; and aluminum cladding to be installed on the entire fascia/soffit area. The overall remodeling plan is estimated to cost \$19,700,000 (in constant 1988 dollars) and will be financed through rate increases.

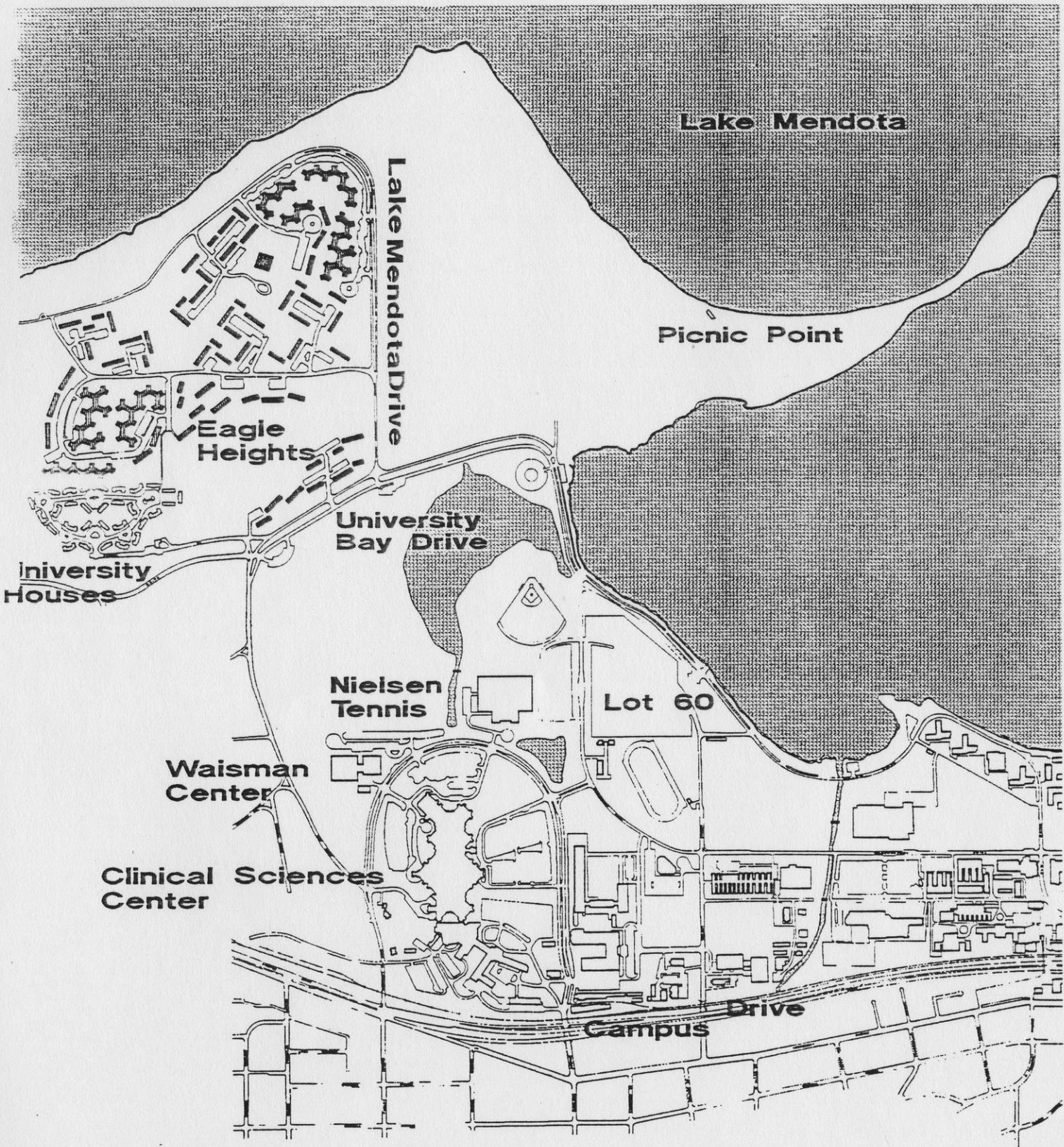
This total plan, including the previously completed pilot projects, is projected to be completed over a 14 year period beginning in 1986. This remodeling will bring the facilities up to a standard which will provide good quality student family housing for years to come. The financial plan anticipates that a continuing remodeling cycle will progress beyond the year 2000 and will provide necessary funding to meet these future needs.

### SECTION III - ADDITIONAL NEEDS AND CONSIDERATIONS

Also addressed in the plan is the need to maintain and improve upon the Eagle Heights infrastructure as required, including: roads and parking; bus stops and shelters; utility systems; recreational facilities; pedestrian access and circulation; handicap accessibility; landscaping; and site graphics. A number of the recommendations identified within these categories will be funded from normal operating and maintenance budgets. In certain instances however, it will be necessary to study further the cost implications of the projects and develop appropriate budgets. Projects identified in the plan will bring the facilities up to a standard which will provide good quality student family housing.

# Location Map

EAGLE HEIGHTS AREA  
University of Wisconsin-Madison



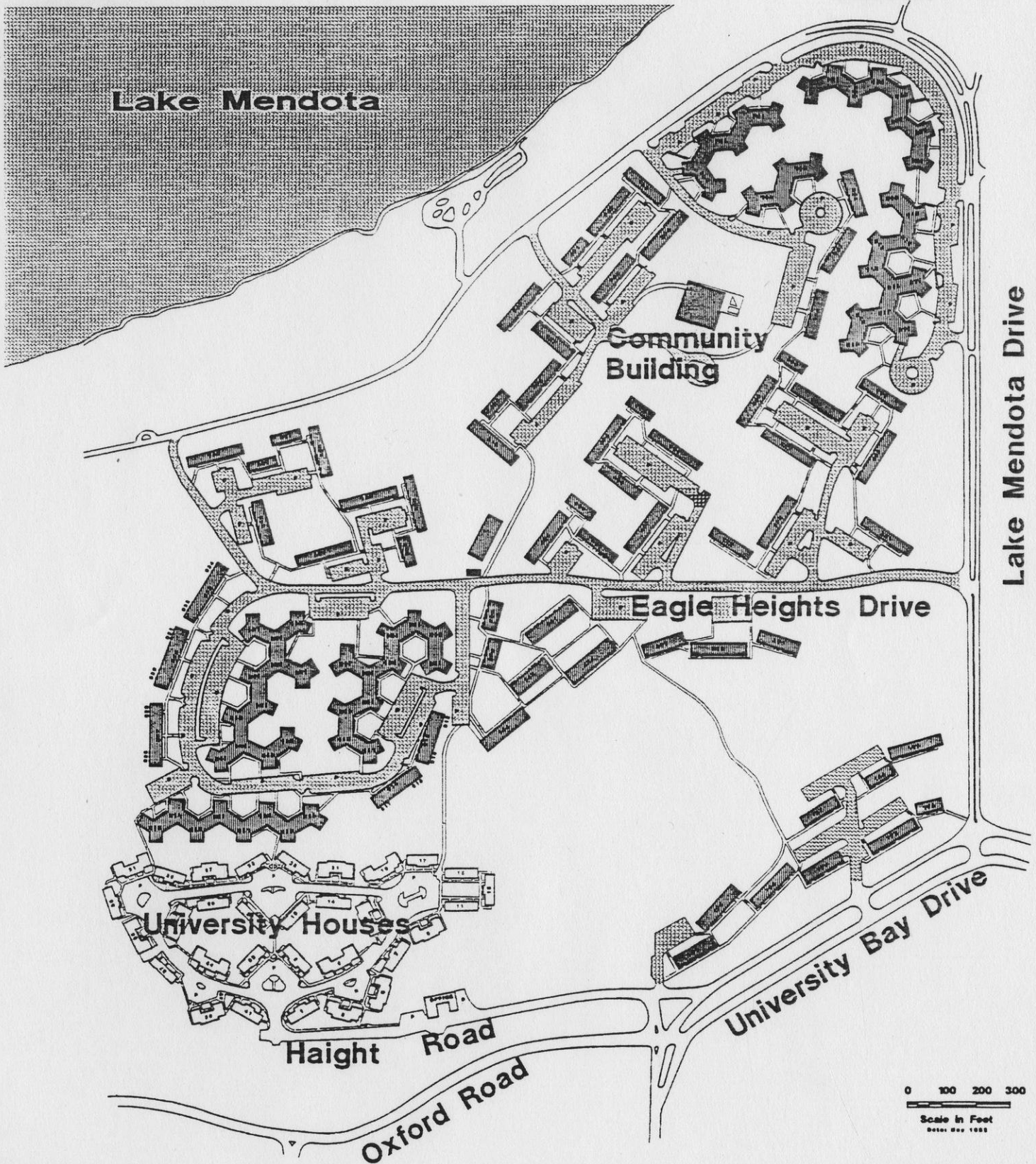
## CAMPUS - WEST END

DEPARTMENT OF PLANNING & CONSTRUCTION

# Apartments & Facilities

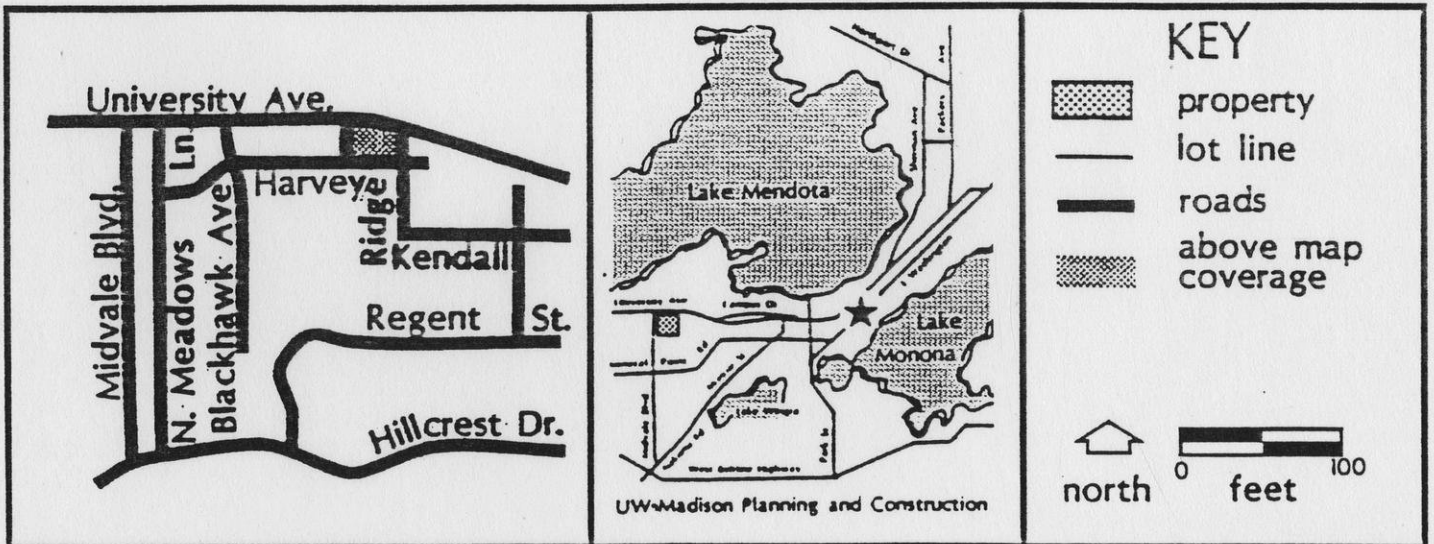
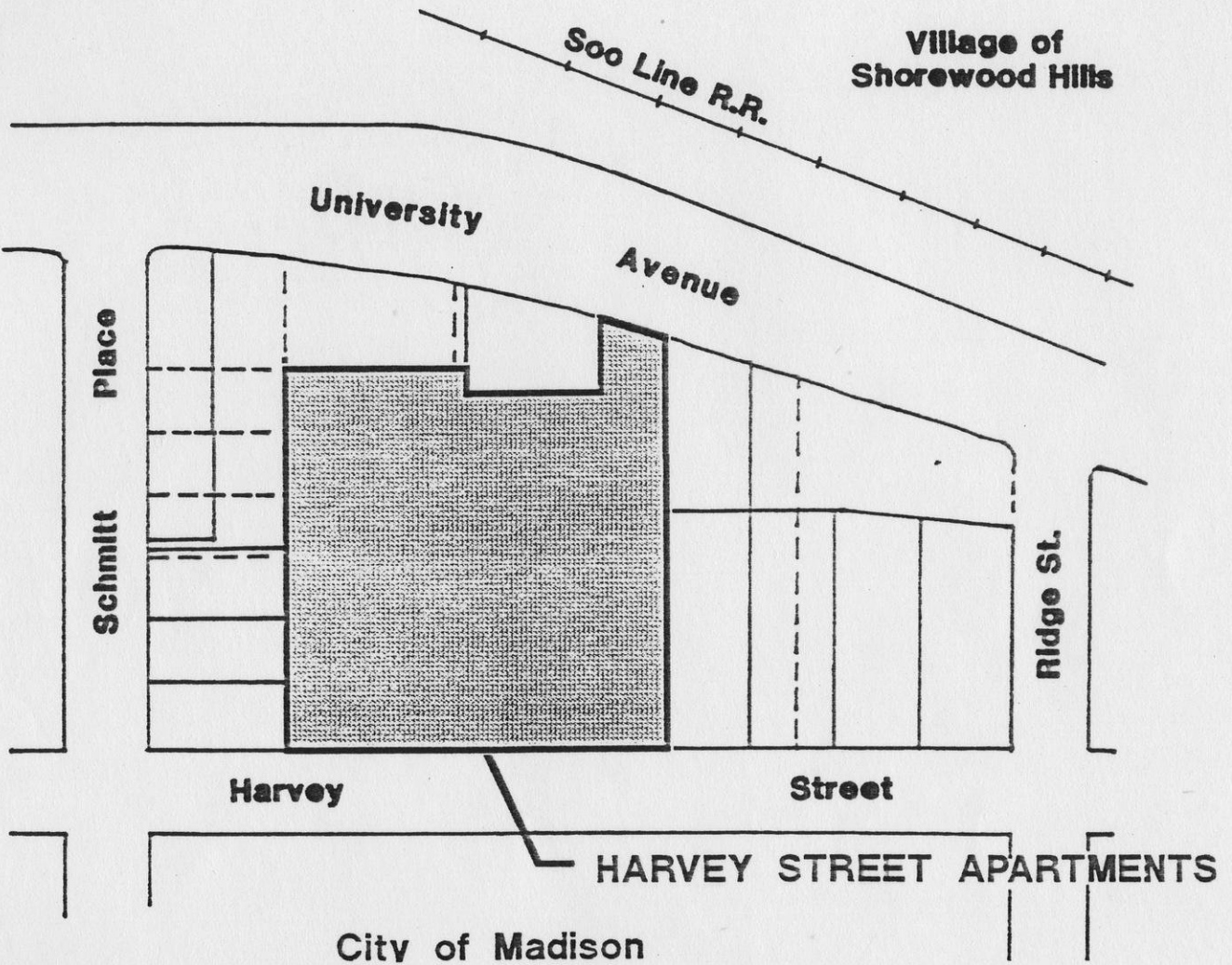
EAGLE HEIGHTS AREA

University of Wisconsin-Madison

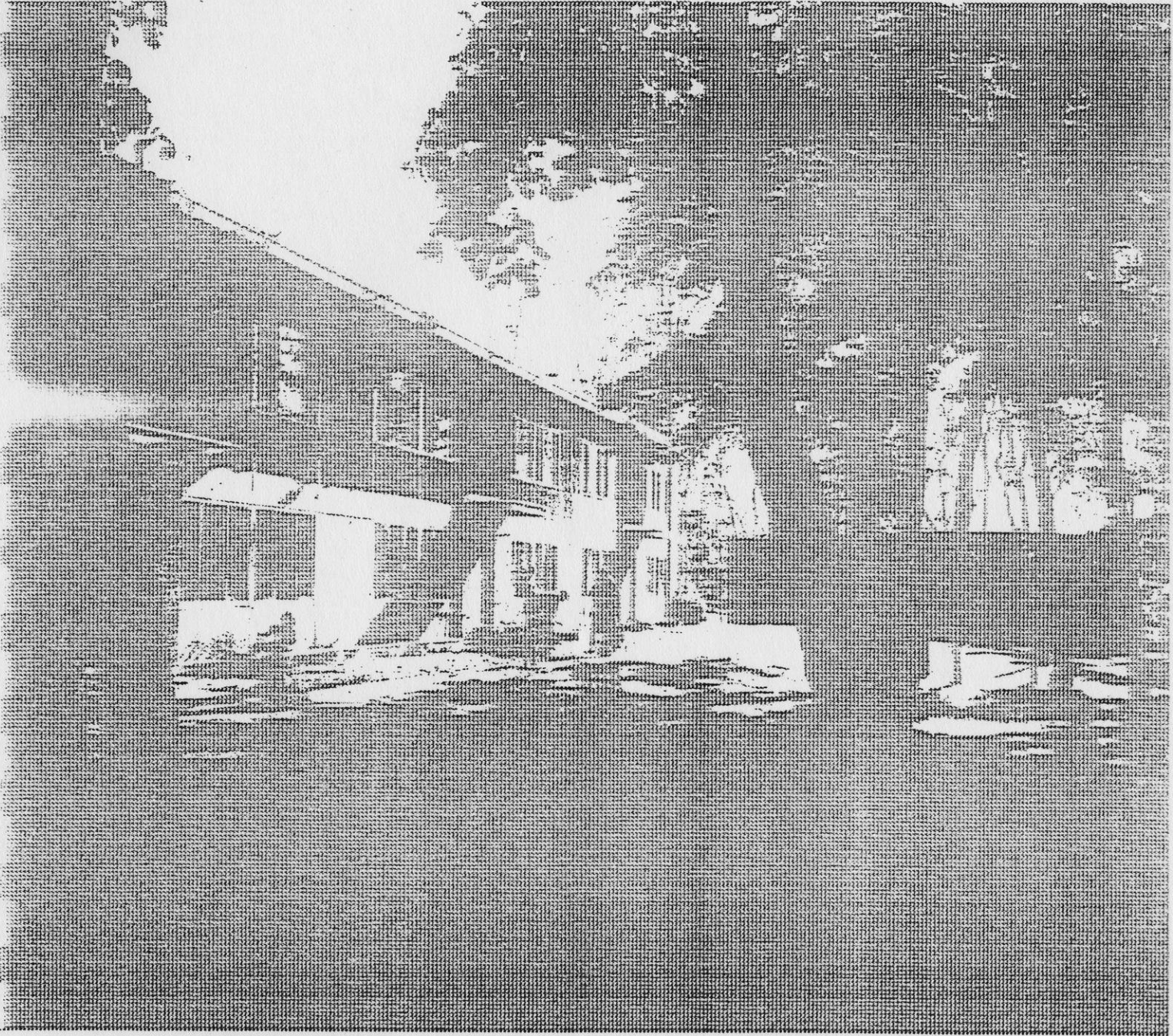


# Location Map

## HARVEY STREET APARTMENTS



# STUDENT FAMILY HOUSING MASTER PLAN



## SECTION 1 - OVERVIEW



## MISSION STATEMENT

The University Of Wisconsin - Madison, Division of University Housing mission is to make available reasonably priced student family housing which provides a quality living and learning environment for students and their families.

The Division of Housing clearly recognizes the importance of their facilities in recruiting talented graduate students to attend the University. As a service organization, the Division serves the University, however, the ultimate gauge of its success is how well it can meet the needs of the students and families it serves. This level of service, or perceived value will in the long run determine the success of student family housing as a recruiting tool for the University.

Facilities shall be provided and maintained which are consistent with this mission and are compatible and complimentary to other University facilities. Furthermore, the Division of University Housing is dedicated to maintaining its facilities to the standards of the State of Wisconsin and City of Madison.

## FACILITIES

The Division of Housing operates FAMILY HOUSING as a self-sustaining auxiliary unit to meet the needs articulated in the "MISSION STATEMENT". The facilities and services provided by Family Housing fall into three general categories:

- A. Moderate cost comfortable housing in 108 buildings for 1,122 student families in 354 one bedroom, 744 two bedroom and 24 three bedroom apartments. A total of 1,074 dwelling units are located in Eagle Heights and 48 dwelling units are located in the Harvey Street complex. Not included in this report but managed by Family Housing are an additional 150 faculty dwelling units known as University Houses.
- B. Routine and capital maintenance and repair of facilities and grounds.
- C. Support for social, educational and recreational programs for students and their families.

Family Housing serves a population of over 4000 people. Many of the graduate students are employed by the University as teaching, research or project assistants.

## UNIVERSITY HOUSING OPERATIONS OVERVIEW

The Division of University Housing is a self sustaining auxiliary that provides housing and services for 6,800 single students in dormitory type dwelling units; as well as 1,272 apartments for student and faculty families. The Division also operates food services at 7 locations which serve approximately 7,800 students, faculty and staff on a daily basis.

Management of the Division is provided by the Director of Housing. Administrative staff consists of the: Associate Director - Physical Facilities, Assistant Director for Administration, Assistant Director for Student Affairs, Business Manager and Director of Food Services.

Management of Family Housing is assigned to the Associate Director of Physical Facilities and the Assistant to the Director of Housing.

Under the Division of Housing administration outlined above, the Family Housing staff has responsibility for developing, implementing and coordinating operations and services for 1,272 apartment units at Eagle Heights, Harvey Street and University Houses. Family Housing management staff includes the following positions: Manager of Family Housing, Assistant Manager, Maintenance Supervisor and Housekeeping Supervisor. Management oversees the work of the following staff positions: 5 Maintenance Mechanics II, 5 Facilities Repair Workers II, 5 Building Maintenance Helpers II, 2 Office Clerical staff and approximately 10 student workers. The total annual operating budget for Family Housing is approximately three million dollars.

The staff provides services in two areas: operations and student family support. Operations services are:

1. General cleaning of public areas in the apartment buildings and the community building.
2. Routine repair of equipment and buildings.
3. General upkeep of grounds, including mowing, pruning, raking, litter clean up, weeding and snow removal.
4. Remodeling of apartments.
5. Pest control.
6. Coordination of check-in and checkout procedures.
7. Laundry facilities.
8. Road repair and upkeep.
9. Parking assignments and enforcement.
10. Maintenance of utilities.

Student Family Housing support services are:

1. Application processing and assignments.
2. Advising the Student Advisory Council.
3. Support for day care facilities.
4. Support of educational, cultural and recreational programs.
5. Individual group advising for families through social work interns.
6. Resources and referral information concerning the University and Madison community.

### HISTORICAL PERSPECTIVE

Prior to World War II the student profile at the University of Wisconsin-Madison was predominantly single, white males seeking a liberal arts education. During the war the student population shifted to primarily female and single, seeking a liberal arts education. After the war, the student profile was generally veterans, vocational-oriented and often married. Although not a majority, there were increasing numbers of non-caucasian students. In 1940-41 there were 544 married students enrolled at the University. As of 1946-47 that number had increased over 600% to 3,592.

After World War II, the University of Wisconsin-Madison and the Division of University Housing recognized the need to develop accommodations to meet the needs of an increasing married student population. The early solution was to provide temporary housing. There were three major sites at that time: Truax, Badger Village and University Cabin Courts. These units housed approximately 2,850 married students and their families. In addition, the University and Division opened trailer camps at Camp Randall and East Hill (Hilldale Area) to further meet the demand.

The aforementioned housing proved to be a short-term solution for a greater need. On April 18, 1946, the Board of Regents approved a quadrangle apartment complex of 120 units. The project was later canceled. It wasn't until 1955 before 48 apartments at Harvey Street became the first permanent housing complex for married students. In October of 1956, the Regents approved the first 100 units at Eagle Heights with 400 units to follow in 1957. An additional 400 apartments were built thereafter. The total initial construction cost of Eagle Heights and Harvey Street was \$11,121,662.

In 1965, the University announced a plan to build 150 units of housing on Tokay Boulevard. An additional 150 units were

planned for 1966 at the same location. These goals were not met in subsequent years.

Historically, one of the major goals of Student Family Housing has been to provide reasonably priced housing. Many of the decisions about the initial level of construction quality were made for the specific purpose of keeping costs down. Unfortunately, the consequences of this have been, a relatively high level of maintenance cost and the facilities themselves do not adequately serve the needs of today's tenants. The result of all of these problems are: tenant complaints and dissatisfaction, excessive maintenance costs, and associated management time to deal with these problems. To resolve these problems University Housing is committed to an orderly long term plan to deal with these deficiencies.

### MARKET CONDITIONS

Most market rate private student family housing occurs in lower density areas peripheral to the University student housing market and is more related to the general Madison area housing market. This will continue to be the case in the future.

The current rates being charged for student family housing by Family Housing are the lowest of the Big Ten Universities when utility costs are included as part of the rates. Because of this rate structure, there is a great demand for Student Family Housing rental units. At present, a Wisconsin resident may expect a 6-8 month wait from the date of application to the availability of an apartment. Because of the priority granted to Wisconsin residents, an out-of-state student must wait from 18 months to 2 years for an apartment to become available.

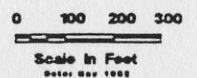
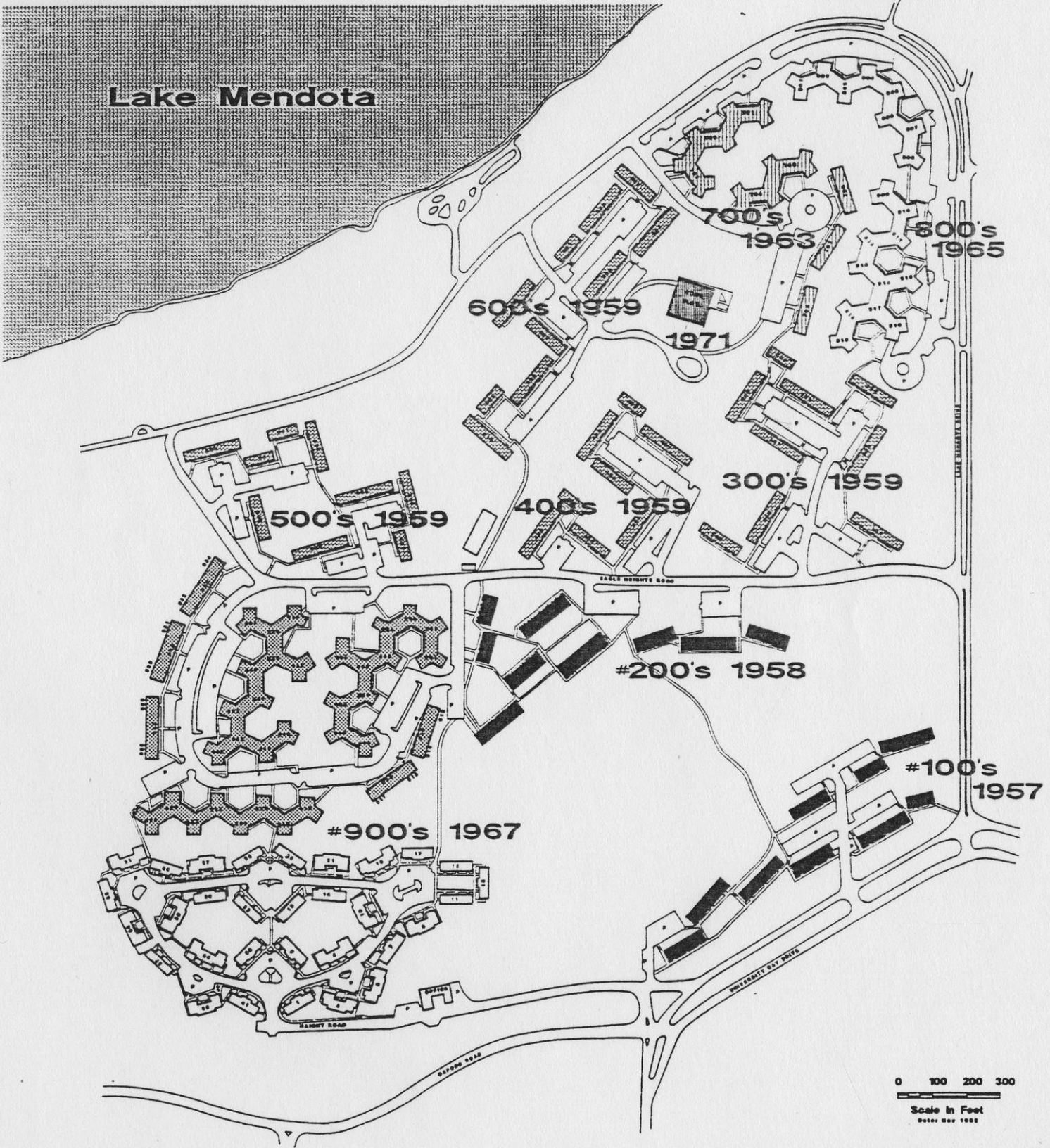
In the future the enrollment cap at the UW-Madison and the projected national decline in numbers of students entering universities, will cause demand for University-owned housing to remain constant or slightly decline over the period of this master plan.

To attract quality graduate students and researchers, University Housing foresees the maintenance and upgrading of facilities to meet today's needs as critically important in an increasingly competitive housing market. Based on current construction costs, Eagle Heights and Harvey Street Apartments represent an approximately seventy million dollar replacement cost value. Considering the twenty one to thirty three year age of the units, further capital maintenance and refurbishing is necessary at this time.

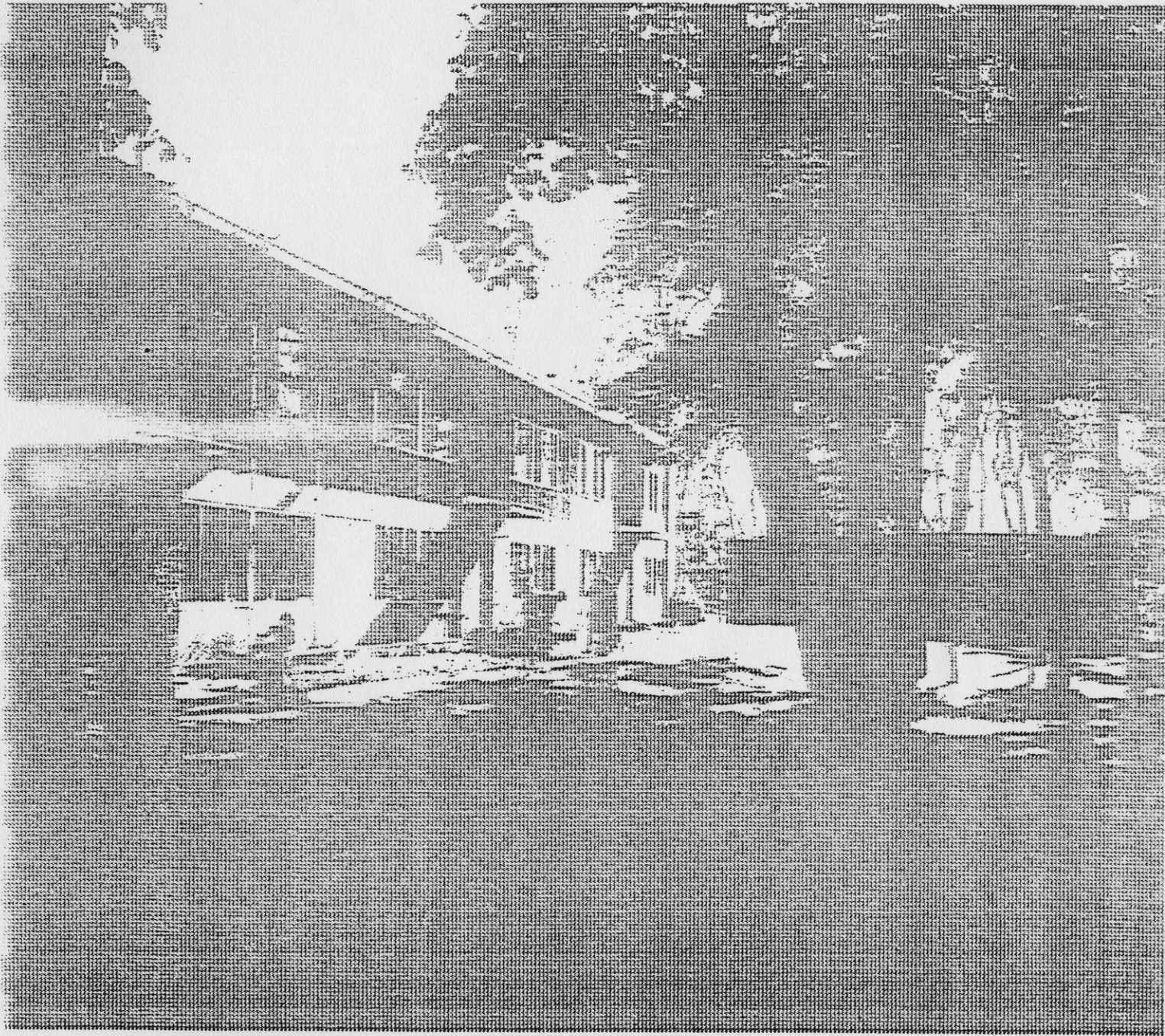
# Building Age

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



# STUDENT FAMILY HOUSING MASTER PLAN



## SECTION II ARCHITECTURAL PROPOSAL

EAGLE HEIGHTS & HARVEY STREET APARTMENTS  
ARCHITECTURAL PROPOSAL

BACKGROUND

As stated previously, the construction of Eagle Heights and Harvey Street, included using methods and materials to maximize the number of apartments and minimize the cost of construction. Meeting these priorities at the time of construction meant a substantial commitment to upkeep cost and more frequent remodeling than the traditional buildings constructed by the University. Now the age of the apartment buildings is rapidly taking its toll on their general condition. This is one of the major reasons for the increasing cost of maintaining them. Due to pressure to keep the rental rates down, only minimal remodeling or refurbishing of apartments has been undertaken.

The major renovation project which has been completed to date, is the conversion of flat roofs to hip roofs on all of the buildings. This program was begun in 1978 and completed in 1986. The purpose of this program was to eliminate leaks which were a constant problem with the flat roofs. Kitchens were remodeled at Harvey Street in 1979. As a part of this remodeling plan three pilot renovation projects were completed at Eagle Heights in 1987.

A greatly expanded maintenance and renovation program must be undertaken soon, to correct deficiencies in the windows, bathrooms, structural supports, flooring, appliances and equipment.

The three pilot projects have received very positive comments from the residents who are living in them. The new windows have helped to reduce heating costs by 30%. As a result of the reduced drafts in the apartments, residents are more comfortable and no longer need to utilize dangerous space heaters. The kitchen remodeling has provided adequate counter and refrigerator space, to meet family needs.

IMPROVEMENT GOALS:

THE PLANNED RENOVATION OF ALL STUDENT FAMILY HOUSING IS DESIGNED TO ACHIEVE THE FOLLOWING GOALS:

PROVIDE HOUSING TO SERVE THE NEEDS OF STUDENT FAMILIES:

REDUCE THE COST OF MAINTAINING THE BUILDINGS BY USING DURABLE MATERIALS AND FINISHES;

IMPROVE ENERGY EFFICIENCY TO ENHANCE LIVING CONDITIONS AND REDUCE OPERATING COSTS;

MAKE PLAN AND AMENITY IMPROVEMENTS TO IMPROVE LIVING CONDITIONS AND ASSURE CONTINUED FULL OCCUPANCY IN THE FUTURE.

EAGLE HEIGHTS: EXISTING BUILDING PROBLEMS

Student Family Housing has experienced a growing problem with floor tiling. In the bathroom, the failing tile has allowed water to severely damage the plywood subfloor requiring the replacement of the tile and subfloor.

The apartment windows are a low-quality aluminum sliding type, installed during a time of low energy costs. They provide a very poor seal. Cold drafts are a constant complaint of tenants. From resident surveys, it is estimated that over 10% of the residents use dangerous and expensive electric space heaters in order to be more comfortable during the winter months.

In addition, the supports in the large window wall areas of many apartments are failing. These supports are carrying a sixteen foot span of the second floor and roof of the buildings. Thus the window framing and windows must be replaced.

The present built-in counter-height six cubic foot refrigerators are a very high cost maintenance item. They are inadequate for two people, much less a family. The results of a survey of Eagle Heights residents indicated that many current residents have found it necessary to purchase their own refrigerators or freezers because of the inadequate units furnished with the apartments.

The built-in stoves are another very high cost maintenance item. The wiring in the stoves fails regularly and requires replacement. In addition, the tops and bottoms of the ovens in many built-in stoves are rusting through. Repair parts for these older units are no longer available.

The steel built-in kitchen cabinets have rusted badly and no method has been found to effectively repair them. In addition, the cabinet space is very limited and inadequate for today's family needs.

EAGLE HEIGHTS REMODELING PROGRAM

The following major items are included in the remodeling plans.

Flooring

The existing floor tile will be removed in all bathrooms, kitchens, and common area hallways and replaced with a high



quality sheet vinyl. The remaining apartment floor areas will be carpeted, as carpeting provides comfort and warmth, and substantially reduces noise transmission between apartments.

### Windows

All apartments and common area exterior operable aluminum-framed windows will be removed and replaced with smaller wood-framed sliding windows. The exterior frames will be finished with extruded aluminum cladding. These are a significant contributing factor in the reduction of heating costs.

### Kitchen Area

The built-in pullman-type steel cabinets, refrigerators, stoves and single bowl sinks will be removed and replaced with prefinished wood cabinets with a plastic laminate top, a stainless steel sink, a 24 inch stove, and a full-size refrigerator with freezer. To further increase the counter area and cupboard space, cupboards will be built above the refrigerator and a built-in table will be constructed next to the refrigerator with cupboards below and above the table.

### Bathroom

Ceramic tile will be extended around all the walls. This provides an easier surface to clean and protection for the wall. A number of problems have developed with unprotected walls. During the past few years, Family Housing has spent approximately \$40,000 annually repairing and replacing walls. The original medicine cabinet will be removed and replaced with a surface-mounted unit and an additional storage unit above the toilet.

### Closets

Sliding closet doors will be installed. Existing wood folding doors are costly and a continual maintenance problem. Currently, it costs approximately \$14,000 annually for replacement doors. This cost does not include labor to repair or replace them.

### Exterior Surfaces

In order to reduce exterior maintenance costs, prefinished aluminum cladding will be installed on the entire fascia/soffit area. In addition, to further reduce heating

costs, exterior rigid insulation covered with an exposed aggregate finishing system will be installed on all non-brick building exterior walls. These steps, along with the new windows, will increase the insulation value of the walls and will reduce building exterior maintenance.

#### Drainage Improvements

A four-foot cement (with exposed aggregate) slab will be installed around the building. Through the years, the ground surrounding the building foundations has sunk resulting in water drainage problems. This is compounded due to the absence of rain gutters on the pitched roofs. Filling up around the perimeter and installing the slabs will solve the drainage problems and is expected to reduce maintenance costs.

The pilot projects completed in 1986 and 1987 have received favorable responses from the residents and their representative assembly. In addition, Building 604, whose remodeling was completed in September 1986, showed a 30% energy savings during the 1986-87 heating season when compared to another building of the same size and similarly situated.

#### HARVEY STREET

The last phase of this remodeling project, in 1999, will be the remodeling of the twenty-four one-bedroom and twenty-four two-bedroom student family housing apartments at Harvey Street. In 1979, the kitchens in these apartments were upgraded but no remodeling was done elsewhere in the apartments. By 1999, after twenty years of wear and tear on the kitchens, the cabinets and counters will need to be redone. In addition, the following items need to be addressed at Harvey Street.

#### HARVEY STREET: EXISTING PROBLEMS AND PROPOSED REMODELING

##### Windows

Existing double-hung aluminum framed windows will be removed and replaced with wood-frame double-hung windows. The exterior frames are to be finished with extruded aluminum cladding.

##### Doors

The corridor outside entry doors and the doors to the emergency escape porches must be replaced. The locks will also be replaced.

### Flooring, Bathrooms, Closets

The Harvey Street apartments are similar to the apartments located at Eagle Heights in these areas and will require the same treatment.

### Exterior Surfaces

In order to reduce exterior maintenance costs, prefinished aluminum cladding will be installed on the entire fascia/soffit area.

### EAGLE HEIGHTS & HARVEY STREET REMODELING SCHEDULE

Remodeling of the apartments is planned to be accomplished over a 12-year period. During any year, the plan is to have only an annual average of approximately five percent of the apartments vacant in order to accomplish the remodeling. There is a great concern that if remodeling is not accomplished within at least 12 years, some apartments will be in such poor condition that they will not be able to be rented.

The Harvey Street apartments were chosen to be remodeled last because remodeling the kitchens in addition to ceramic tile work in the bathrooms had been completed in 1979. The Harvey Street complex has less desirable apartments to rent due to the distance from the campus and distance from services such as the co-op, nursery school, maintenance services, community center and other recreation facilities etc. available at Eagle Heights. This means that Harvey Street has relatively fewer children as residents than does Eagle Heights.

This remodeling will bring the facilities up to a standard which will provide good quality student family housing for years to come. The financial plan anticipates that a continuing remodeling cycle will progress beyond the year 2000 and will provide necessary funding to meet these future needs.

### Financial

The remodeling plan is estimated to cost \$19,700,000 (in 1988 constant dollars) and will be financed through rate increases. The current monthly rental rates in Student Family Housing are the second lowest in the Big 10. When heat is included as part of the rent, the apartments have the lowest rates in the Big 10. Family Housing rates are also very low compared to the rental rates in Madison, especially for those apartments in close proximity to the University. The waiting list for student housing

YEAR	Remodeled # of Apts. Per Year	Buildings to be Remodeled (# of Units)	Cumulative Total # of Remodeled Apartments
1988-89	48	605 (12) 926-934 (36)	84
1989-90	50	601, 606 & 607 (32) 935-937 (18)	134
1990-91	66	608, 609 & 610 (32) 938-943 (34)	200
1991-92	78	105 thru 109 (52) 943-946 & 911 (26)	278
1992-93	96	204 thru 209 (64) 906-910 & 905 (32)	374
1993-94	108	201 thru 203 & 301 thru 303 (72) 901-905, 918 & 919 (36)	482
1994-95	110	305 thru 309 (68) 919 & 920-925 & 917 (42)	592
1995-96	110	401 thru 407 (76) 912-916 & 917 & 703 (34)	702
1996-97	110	408 & 501 thru 505 (68) 702-705 (42)	812
1997-98	110	508, 509 & 101 thru 104 (68) 705 & 801-806 (42)	922
1998-99	110	506, 507 & 706 thru 708 (74) 807-812 (36)	1032
1999-2000	90	Harvey Street (48) 813-819 (42)	1122

## Eagle Heights & Harvey Street Remodeling Schedule

confirms that the rates are reasonable, as some student families wait up to 2 years for an apartment. The following table shows the approximate rental rates through the year 2000 that would be necessary to support the cost of ongoing operations, maintenance and remodeling.

<u>UNREMODELED</u>	1988/89 -1991/92	Inflation plus 6.5%
<u>RATES</u>	1992/93	Inflation plus 3%
	1993/94 -1999/2000	Inflation
<u>REMODELED</u>	2 Bedroom	\$75 over unremodeled rate
<u>RATES</u>	1 Bedroom	\$62 over unremodeled rate
	3 Bedroom	\$90 over unremodeled rate

The following table is a comparison of rates with the Big 10 and Madison community average over the remaining life of the remodeling project. The large rate increases in the early years of the remodeling plan cause the rates on remodeled 2 bedroom units to exceed the projected Big 10 average by 5% in 1992-93. However by the end of the remodeling plan, the 2 bedroom remodeled rate will be just slightly above the projected Big 10 average. Rates will continue to remain below comparable rental rates available in the community.

Raising the rental rate per this schedule will allow for internal financing of all but one year's remodeling costs. The plan includes a onetime bond issue of \$1,600,000 in 1991/92. Rate comparisons will be made annually to review whether rates are within an acceptable range when compared to Big 10 and Madison Community averages. If the projected rate increases cause rates to be substantially higher than Big 10 average rates or higher relative to Madison community rates, alternative financing will need to be sought and rate increases adjusted accordingly.

Other financial assumptions related to the remodeling plan are as follows:

<u>RENT LOSS</u>	3 months out of service for each apartment during remodeling (5% annual maximum vacancy rate due to remodeling).
<u>OPERATING EXPENSES</u>	4% inflation factor
<u>MAJOR REPAIRS / MAINTENANCE</u>	Based on a 10 year capital spending forecast
<u>REMODELING COSTS</u>	\$18,200 per apartment (including equipment) inflated 4% per year

1988/89 1989/90 1990/91 1991/92 1992/93 1993/94 1994/95 1995/96 1996/97 1997/98 1998/99 1999/00

<b>UW-Madison Unremodeled</b>												
1 BEDROOM	\$207	\$229	\$253	\$279	\$299	\$311	\$323	\$336	\$350	\$364	\$378	\$393
2 BEDROOM	248	274	303	335	358	372	387	403	419	436	453	471
3 BEDROOM	296	327	361	399	427	444	462	481	500	520	541	562
<b>Remodeled</b>												
1 BEDROOM	270	292	316	342	362	374	386	399	413	427	441	456
2 BEDROOM	323	349	378	410	433	447	462	478	494	511	528	546
3 BEDROOM	386	417	451	489	517	534	552	571	590	610	631	652
<b>Big 10 Average (4% Inflation)</b>												
1 BEDROOM	294	306	318	331	344	358	372	387	403	419	436	453
2 BEDROOM	332	366	390	395	411	428	445	463	481	500	520	541
3 BEDROOM	483	502	522	543	565	587	611	635	660	687	714	743
<b>Madison Community (4% Inflation)</b>												
1 BEDROOM	412	428	445	463	482	501	521	542	564	586	610	634
2 BEDROOM	499	519	540	562	584	607	632	657	683	711	739	768
3 BEDROOM	520	541	562	585	608	633	658	684	712	740	770	801
<b>Student Family Housing Rate Comparison Chart</b>												

\* NOTE: This does not include family housing units at the University of Iowa and the University of Illinois because their rates exclude utilities.

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CAPITAL /  
EQUIPMENT  
REPLACEMENT

---

Based on a 10 year capital equipment spending forecast excluding equipment for apartment remodeling

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The remodeling is scheduled to occur over a fourteen year period. Pilot projects were undertaken in 1986/87 and 1987/88 which were used to determine the scope of the remodeling need. The remainder of the remodeling schedule is as follows:

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<u>Apts.to be</u> <u>Remodeled</u>	<u>Total</u> <u>Completed</u>	<u>Apts.to be</u> <u>Remodeled</u>	<u>Total</u> <u>Completed</u>
1986/88	12	1993/94	108
1987/88	24	1994/95	110
1988/89	48	1995/96	110
1989/90	50	1996/97	110
1990/91	66	1997/98	110
1991/92	78	1998/99	110
1992/93	96	1999/2000	90

---

The Cash Flow and Solvency Schedule for the years 1988/89 through 1999/2000 uses the assumptions stated above. The ending cash balance on the Cash Flow Schedule varies significantly from year to year. However, in looking at the net deficiency throughout the project, as reflected on the Solvency Position statement, it is clear that resources required exceed resources available each year, indicating that there is no excess cash build up at any point during the project.

It is the goal of Student Family Housing, as a self-supporting auxiliary, to attain a solvency excess / deficiency position of zero. Due to the need for the remodeling program, this goal will not be reached until the program is completed. However, sufficient cash resources will be maintained to finance the project, meet short-term obligations, and meet debt service requirements during the project life.

1988/89 1989/90 1990/91 1991/92 1992/93 1993/94 1994/95 1995/96 1996/97 1997/98 1998/99 1999/00

<b>TOTAL REVENUE</b>												
TOTAL REVENUE	3,302,796	3,673,353	4,074,859	4,573,124	4,970,010	5,218,403	5,471,385	5,723,548	6,015,400	6,294,197	6,588,021	6,917,898
<b>EXPENDITURES</b>												
OPERATING EXPENSES	2,264,568	2,347,594	2,431,338	2,515,112	2,598,528	2,682,701	2,769,345	2,858,175	2,950,606	3,045,355	3,142,337	3,246,770
MAJOR MAINTENANCE/CAPITAL	176,200	189,500	208,300	223,800	254,400	259,500	265,900	271,900	288,300	300,600	312,500	325,100
APARTMENT REMODELING	873,600	945,000	1,300,200	1,599,000	2,044,800	2,397,600	2,541,000	2,640,000	2,750,000	2,860,000	2,970,000	2,529,000
DEBT SERVICE	122,800	122,800	49,800	267,080	267,080	267,080	267,080	267,080	267,080	221,780	217,280	162,960
TOTAL EXPENDITURES	3,437,168	3,604,894	3,989,638	4,604,992	5,164,808	5,606,881	5,843,325	6,037,155	6,255,986	6,427,735	6,642,117	6,263,830
BEGINNING BALANCE-CASH	314,200	179,828	248,287	333,508	1,901,640	1,706,842	1,318,364	946,424	632,817	392,231	258,693	204,597
ADDITIONAL INFLOW BOND ISSUE				1,600,000								
ENDING BALANCE-CASH	179,828	248,287	333,508	1,901,640	1,706,842	1,318,364	946,424	632,817	392,231	258,693	204,597	858,665
<b>RESOURCES AVAILABLE</b>												
NET WORKING CAPITAL	157,067	223,950	307,497	1,864,992	1,708,865	1,304,301	897,511	545,121	276,922	125,588	56,401	721,566
SINKING FUND	665,900	713,300	684,600	705,720	724,640	741,260	755,380	766,900	775,620	781,440	784,060	729,060
TOTAL RESOURCES AVAILABLE	822,967	937,250	992,097	2,570,712	2,433,505	2,045,561	1,652,891	1,312,021	1,052,542	907,028	840,461	1,450,626
<b>RESOURCES REQUIRED</b>												
DEFERRED REP/MAINT-BLDG	1,806,100	2,381,900	2,780,400	4,653,500	5,076,000	5,316,500	5,528,300	5,652,800	5,212,200	4,148,100	2,402,300	463,200
BONDS PAY/OTHER OBLIGATIONS	399,900	424,900	431,200	1,991,220	1,990,540	1,989,260	1,987,180	1,985,900	1,976,020	1,960,740	1,940,160	1,859,260
TOTAL RESOURCES REQUIRED	2,206,000	2,806,800	3,211,600	6,644,720	7,066,540	7,305,760	7,515,480	7,638,700	7,188,220	6,108,840	4,342,460	2,322,460
NET EXCESS/(DEFICIENCY)	-1,383,033	-1,869,551	-2,219,503	-4,074,008	-4,633,035	-5,260,199	-5,862,589	-6,326,679	-6,135,678	-5,201,812	-3,501,999	-871,834

**CASH FLOW / SOLVENCY SCHEDULE 1988/89-1999/2000**  
**STUDENT FAMILY HOUSING**

22



# STUDENT FAMILY HOUSING MASTER PLAN



## SECTION III ADDITIONAL NEEDS & CONSIDERATIONS

EAGLE HEIGHTS  
PARKING AND ROADS

Road improvements for the area have been in progress for some time. Eagle Heights Drive, 2,550 feet in length and ranging from 25 to 30 feet in width, is scheduled to be repaved in 1988 with a thicker course of asphalt which will better accommodate the weight of busses. The original roads were not constructed to accommodate the stopping and starting of heavy busses. The only areas remaining to be done after 1988 and which are budgeted for, are the parking lots and drives of the 800 and 900 series buildings. The usual life expectancy for bus routes ranges between 10-15 years and 15 to 20 years for the parking lots. Bus stops require repair more frequently. It is anticipated that the next sequence of work will require total reconstruction of the parking areas rather than resurfacing. As improvements are made, roads will be rebuilt with rolled curb and gutter to improve drainage and maintenance.

The major roads in the system, University Bay Drive and Lake Mendota Drive serve broader University and community needs beyond their service to Eagle Heights. At the present time they are not constructed to the requirements of the City of Madison. They do conform to the general character of the streets of the adjacent village of Shorewood Hills and are in character with the general appearance of the area. These roads as well as Eagle Heights Drive were not originally constructed to absorb the wear and tear created by heavy busses stopping and starting. Maintenance and improvement of University Bay Drive and Lake Mendota Drive is not the responsibility of University Housing.

The existing open dumpster pads immediately adjacent to roads tend to make the complex appear unsightly and present problems for snow removal. It would be desirable to set these facilities further back from drives and to enclose them in a three sided fenced enclosure.

GOAL - PROVIDE FOR ROUTINE MAINTENANCE AND RECONSTRUCTION OF THE EXISTING ROAD SYSTEM

OBJECTIVES

1. Resurface parking and drives serving the 800 and 900 unit buildings.
2. Resurface the road serving the community building.
3. Reconstruct or repair bus stop areas.
4. Rebuild roads resurfaced in 1977 including roads serving the 300, 400, 500 and 600 unit buildings.
5. Rebuild parking and drives reconstructed in

1981 including parking areas serving the 400, 500, 600 and 700 unit buildings.

6. Relocate and reconstruct existing dumpster facilities.

The current parking ratio of 1.1 parking spaces per dwelling unit has created a series of tenant, maintenance and management problems for the complex. We often think of the residents of Eagle Heights as not being able to afford two cars. However, because of the work schedules of many of these families, two cars are often necessary. Current conditions permit only one car per family so there is no easy way to quantify this need. The lack of guest parking adds to the problem. Guests park in assigned spaces because no others are available. Management spends a great deal of time in dealing with these problems. It is recognized that these problems have a great impact on overall tenant satisfaction with the complex.

Because the parking lots are often full, everyday maintenance problems, such as snow removal, litter clean up, and striping and maintenance of the lots have become frustrating, time consuming exercises for the staff and tenants. There are no available spaces to relocate the cars to when these tasks must be performed.

At the present time University Housing is constructing 57 additional parking spaces along the south side of Eagle Heights Road to provide space for second car parking. Another 15 spaces are being added north of building 201.

University Housing has defined its goal as providing additional parking spaces to meet the standards of the community. The City of Madison Zoning Ordinance requires a minimum of 1.25 parking spaces per unit. However these requirements are intended to be applied to all situations within the city from urban lots to larger developments. Typically larger complexes of this type would be developed with a range of 1.75 to 2 parking spaces per dwelling unit. Further planning will be necessary, including the preparation of a budget before any additional parking can be scheduled for construction.

The parking spaces which are utilized to the fullest are those most directly associated with specific dwelling units. Therefore, it would be desirable to add parking uniformly in all areas of the complex, rather than create isolated lots some distance from the real locations where parking is needed.

**GOAL - PROVIDE ADDITIONAL PARKING TO: 1. REDUCE MAINTENANCE COSTS, 2. BETTER SERVE TENANT NEEDS AND 3. MEET CITY STANDARDS.**

#### OBJECTIVES:

1. Add 89 parking spaces to meet the minimum requirements of the City of Madison Zoning Ordinance (not budgeted at this time).
2. Evaluate use of expanded parking presently being constructed. After completion of objective 1, consider the need to increase parking if necessary to 1.5 or 1.75 spaces per dwelling unit. (An additional 698 parking spaces would be required in addition to the 1182 currently in use to provide 1.75 spaces per dwelling unit.) Expanded parking to meet this objective is not currently budgeted.

#### EAGLE HEIGHTS BUS STOPS & SHELTERS

In general the existing bus route and location of shelters are adequate to serve the needs of the residents. Most facilities have limited pedestrian access and should be enlarged to better handle the volume of people utilizing them.

Improved pedestrian access to the shelter is being dealt with in the scheduled resurfacing of Eagle Heights Drive with the addition of some walks.

#### GOAL - UPGRADE PEDESTRIAN ACCESS AND PROVIDE ADEQUATE SHELTER FACILITIES FOR THE BUS SYSTEM

##### OBJECTIVES

1. Develop better pedestrian access to bus shelters with other walkway and road improvements.
2. Upgrade two of the three remaining bus stops with shelter facilities.
3. Consider enlarging existing shelter facilities.

#### EAGLE HEIGHTS SITE UTILITIES

Site utilities appear to present few problems beyond normal maintenance.

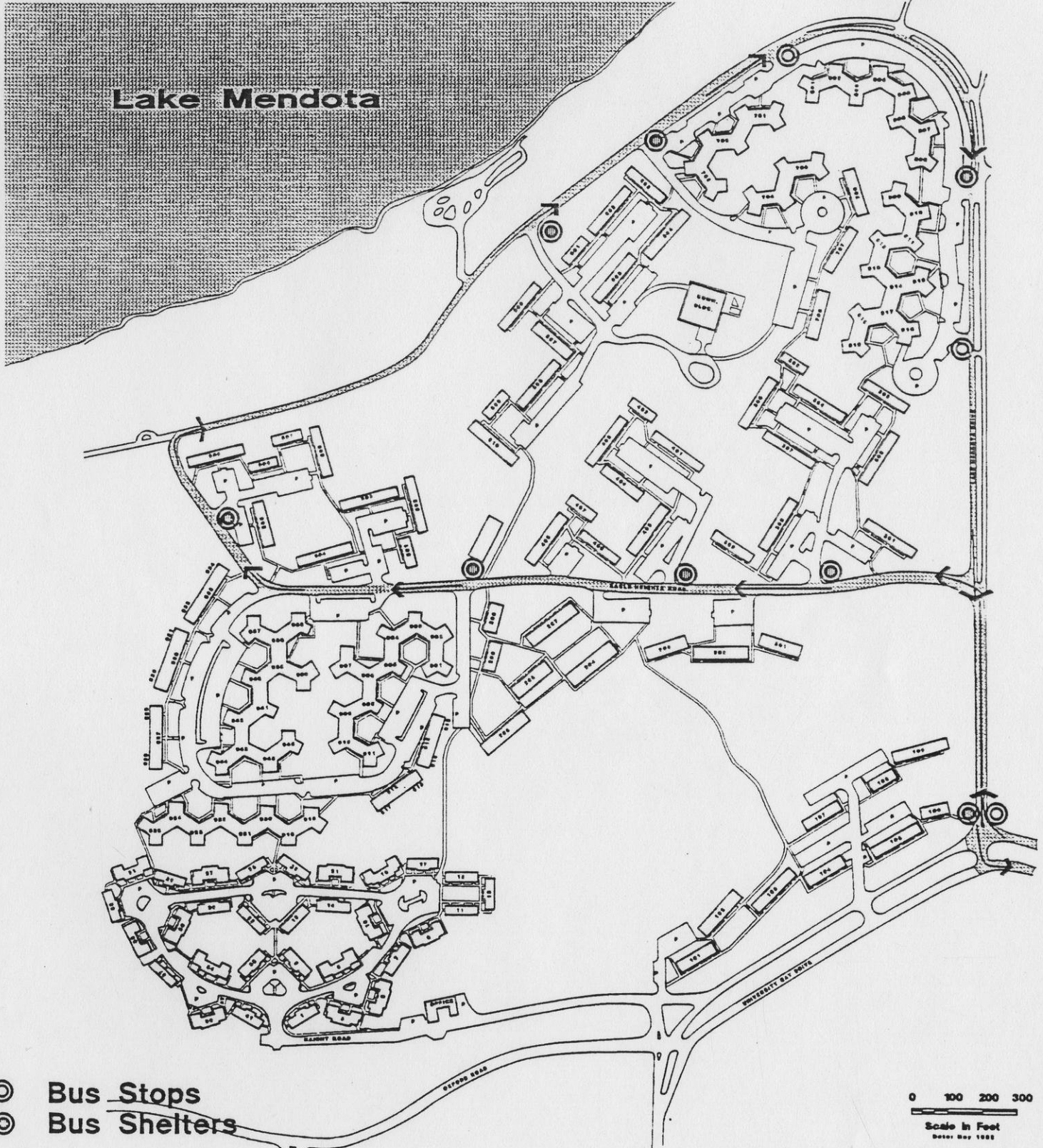
#### STORM DRAINAGE

The existing storm drainage system relies heavily on the use of swales, rather than storm sewers for the conveyance of surface water. This level of development is not consistent with typical urban development but is appropriate and adequate for Eagle Heights.

# Bus Route / Stops & Shelters

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



Generally drainage problems have been corrected when associated roads and walks have been repaired. Surface runoff, being discharged through narrow ravines into Lake Mendota, is adequately controlled to minimize erosion.

The only anticipated maintenance problems are cleaning of existing storm sewers and recutting existing swales which have silted up over time.

#### SANITARY SEWER, WATER AND GAS SYSTEMS

No major problems beyond normal maintenance are anticipated with these utilities.

#### ELECTRICAL & TELEPHONE SYSTEMS

Electrical service to the area is provided by Madison Gas and Electric. No major system expansion is proposed. In the future, it would be desirable to bury the MG&E line located between the 100 and 200 unit buildings. This line connects with the underground electrical system which is partially owned by the University. Telephone service is provided by Wisconsin Bell.

#### SITE LIGHTING

While overall site lighting is at a relatively low level throughout the complex, it is not a major tenant concern at the present time. A sum of \$41,000 has been included in the 1987/88 Student Family Housing budget for exterior lighting of Eagle Heights. This is designed to improve lighting along the sidewalks of Eagle Heights Drive and Haight Road. Additional site lighting should be provided on an as needed basis. Special priority should be given to bus stop areas. Future lighting projects need to be budgeted for.

To maintain the system over the period of this report it is important that a planned replacement and rewiring program be undertaken so that replacements can be coordinated with other improvement plans.

#### GOAL - MAINTAIN A CONSISTENT LEVEL OF SERVICE FOR ALL UTILITIES THROUGHOUT THE COMPLEX

##### OBJECTIVES

1. Provide normal ongoing maintenance for all utilities.
2. Recut and repair existing swales which have silted up over time.

3. Clean existing storm sewers.
4. Provide additional site lighting on an as needed basis.
5. Develop an ongoing replacement program for existing aging light fixtures.

Refer to Appendix for site utility plans.

#### EAGLE HEIGHTS RECREATIONAL IMPROVEMENTS

Sufficient and adequate recreational facilities are important in providing a suitable living environment at Eagle Heights.

#### PLAY FACILITIES

In general University Housing has a goal of providing adequate play facilities to meet the needs of all age groups of children. University Housing envisions two types of play facilities.

- A. Small facilities in close proximity to each living unit which serve the needs of younger children.
- B. Larger facilities which serve the whole complex and are accessible to and primarily serve older children. These children do not require supervision and can be expected to travel further from their dwelling units to utilize them.

Today the complex has 25 small play facilities. Usually these consist of a sand box and swings. Many of the existing sand boxes are in various stages of disrepair. It is assumed that the 25 existing sand boxes will require reconstruction during the next ten years. An additional 15 sand boxes would be desirable to serve areas where play equipment is not presently available. The addition of some small climbing apparatus, spring animals and tot swings would be desirable to upgrade each facility.

At the present time the complex has one major play facility. It is intended to serve the needs of older children who do not require constant parental supervision and can travel further by themselves. This play area is often utilized by younger children with parental supervision. Based on the size of the complex and the population it serves it would be desirable to provide an additional four of these facilities. These should include a major multi-use play structure, and other smaller independent play equipment. Maintenance and inspection of these facilities is critical to minimize accidents and hazards caused by use of the equipment.

## DAY-CARE FACILITIES

Day-care facilities are provided in two apartments for the ABC Day-care operation, as well as space in the Community Center for the Eagle Heights Nursery.

## ADULT RECREATION

The complex currently has one community center which is adequate for the needs of the residents. Other recreational facilities include 2 basketball court areas and an ice rink area for winter use. Most of the active recreation sports needs are met by adjacent on-campus University athletic facilities.

## OUTDOOR LIVING SPACE NEEDS

Eagle Heights apartments were developed initially with virtually no patio space associated with individual units. From observation of the way people are utilizing the existing space for this use, it would be desirable to provide a larger patio space associated with each unit. This would be a relatively small expansion of the 4' wide exposed aggregate concrete splash slab proposed to be constructed around each building as a part of the current architectural improvements.

## BICYCLE PARKING

Some of the existing bicycle parking areas are located on grass. These areas are impossible to maintain when bicycles are parked there. There has been an ongoing program to rebuild these facilities on concrete slabs. This program should be continued until it is completed.

## GOAL - PROVIDE A UNIFORM LEVEL OF RECREATIONAL OPPORTUNITIES FOR ADULTS AND CHILDREN THROUGHOUT THE COMPLEX.

### OBJECTIVES:

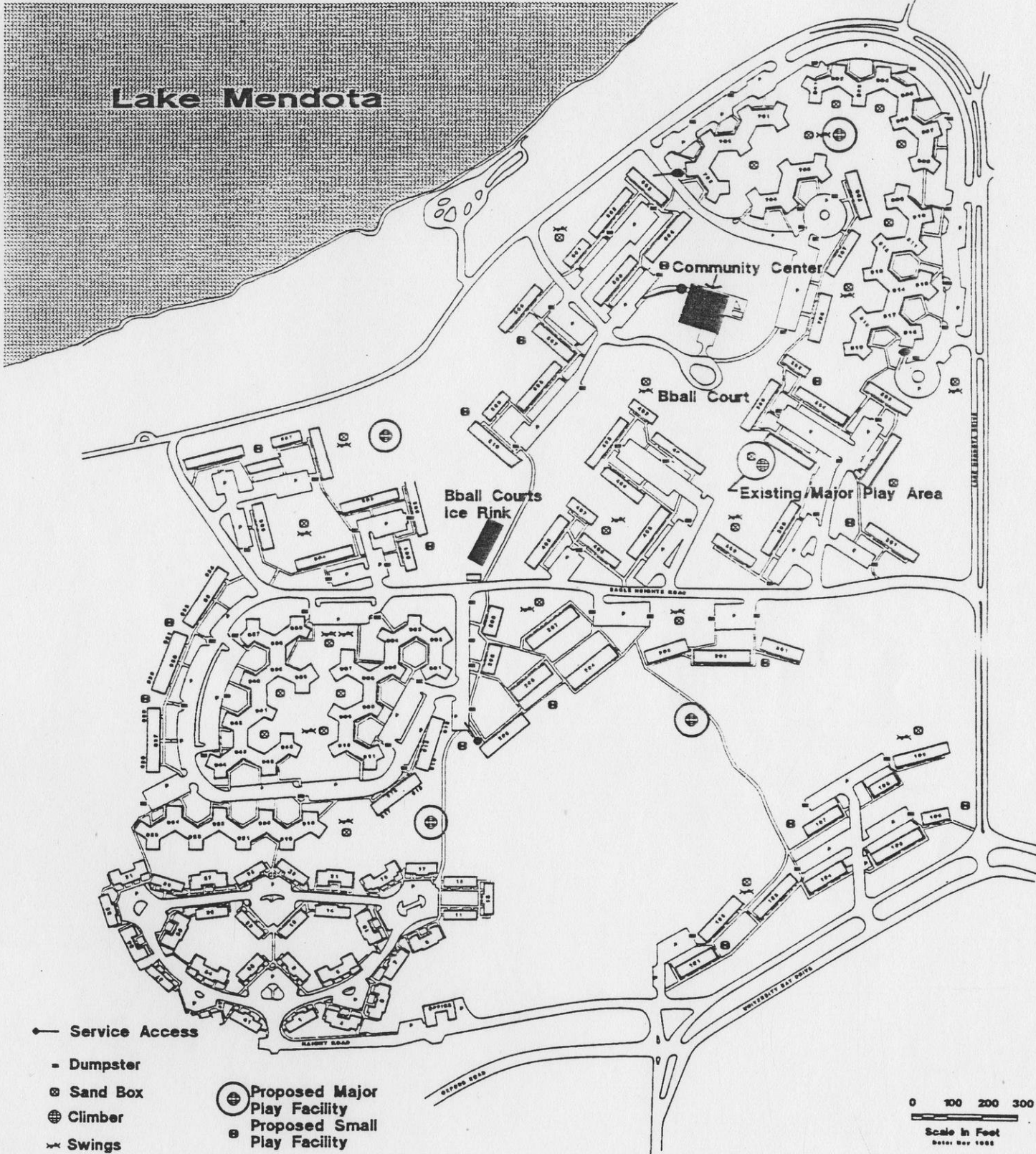
1. Reconstruct 25 existing sand boxes.
2. Add 15 new sand boxes to provide a more uniform level of service throughout the development
3. Upgrade sand box facilities with an additional small play structure, spring animals or swings
4. Develop an additional 4 major play facilities for older children and supervised use by younger children.
5. Develop a separate day-care facility.
6. Provide patio space for each dwelling unit.
7. Provide concrete slabs for all bicycle parking areas.



# Recreation & Service Facilities

EAGLE HEIGHTS AREA

University of Wisconsin-Madison



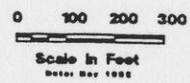
# Recreation Path System

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



**Proposed Path System**



## PEDESTRIAN ACCESS AND CIRCULATION

The walkway and path system constructed initially was rather minimal in its original planning and construction. The walks are narrow and have stairs which are not desirable by modern standards. These conditions create problems for handicapped access and performing maintenance tasks such as snow removal and mowing. These problems coupled with the general age and condition of the walks dictates that they should be upgraded to current standards and constructed as to reduce long term maintenance.

The overall pathway system provides minimal access to facilities within the complex and to the campus as a whole. It would be desirable to implement an overall path system which minimizes the use of streets, parking areas and associated sidewalks for this type of use. Walking is the most prevalent form of recreation enjoyed by all age groups. Further, bicycling and jogging through the area by residents and others has increased greatly since the project was first constructed. This coupled with the narrow rural nature of major streets in the area suggests that pedestrian circulation improvements at Eagle Heights are desirable. Further planning, including the preparation of a budget is necessary.

### GOAL - REPAIR AND REVITALIZE EXISTING WALKS AND DEVELOP A MORE COMPLETE OVERALL PATH SYSTEM

#### OBJECTIVES:

1. Repair and widen existing walks as required to reduce maintenance and upkeep.
2. Eliminate stairs and substitute ramps where possible to promote handicapped access.
3. Develop a more complete overall path system.

### HANDICAPPED ACCESSIBILITY

The design and configuration of many of the existing site improvements are a hindrance to handicapped accessibility. Adding curb cuts for walks, widening walks, eliminating stairways where possible and adding additional paved paths, are some of the ways that handicapped accessibility is being improved now and can be improved by the proposed master plan improvements.

### GOAL - IMPROVE HANDICAPPED ACCESSIBILITY IN ALL CONSTRUCTION IMPROVEMENTS

## EAGLE HEIGHTS LANDSCAPING

Landscaping was implemented at a very minimal level when the project was constructed. At the present time most of the larger shade trees and evergreens are well established. Many if not most of the shrubs, small evergreens and flowering trees which were planted around the buildings and other site facilities have however reached the limits of their useful life and need to be replaced. In most instances these plants are significantly overgrown for the location in which they were planted and cannot be brought back under control with pruning.

New planting should take into account that little future pruning and general maintenance can be expected to be performed on an on-going basis. It would be most appropriate to provide new planting in locations where they can achieve mature sizes without becoming overgrown. Typical foundation planting etc. around buildings should be avoided as they tend to interfere with windows, walks and other maintenance when intensive landscape maintenance is not anticipated.

At present the complex contains few evergreens and flowering trees. Because of the existing vegetation and shade trees which have been planted, shade trees throughout the complex are adequate.

### GOAL - REFURBISH EXISTING LANDSCAPING WITH GREATER FOCUS ON ANTICIPATED LONG TERM MAINTENANCE

#### OBJECTIVES

1. Refurbish existing landscaping with an overall planting of flowering trees.
2. Establish more large evergreen masses for wind control and winter impact.
3. Locate new deciduous shrub and low evergreen planting in masses associated with project open space rather than buildings. Use plantings that achieves a minimum coverage depth of 18" to 24" for good weed control.
4. Add perennials such as day lilies to the above planting for flowering impact which provide the same weed control and maintenance as the small shrub planting.

#### SITE GRAPHICS

Signs for the complex were built when the various phases of the complex were constructed. Routed wood construction was used

initially. Based on their age and appearance they should all be replaced with similar construction or with more permanent longer lasting structures.

GOAL - PREPARE A LONG TERM PROGRAM FOR THE REPLACEMENT OF ALL SITE GRAPHICS.

HARVEY STREET COMPLEX

The environment of this complex is not consistent with the density and quality of other University housing areas. The parking ratio is one space per dwelling unit. The quality of the complex is further diminished because the drives are narrow and have parallel parking on one side. The neighborhood further suffers because the street lacks curb and gutter. Overflow parking from the complex, makes this situation worse for neighbors. Any improvements to the parking problem, would necessitate the removal of buildings and major removal and reconfiguration of drives and parking.

There are concerns about the deficiencies and shortcomings of the Harvey Street area. Therefore further evaluation of the best approach to take in remodeling these units will be done before renovation is scheduled, in the year 1999.

Items which would improve the complex are:

The storage sheds should be removed or rebuilt.

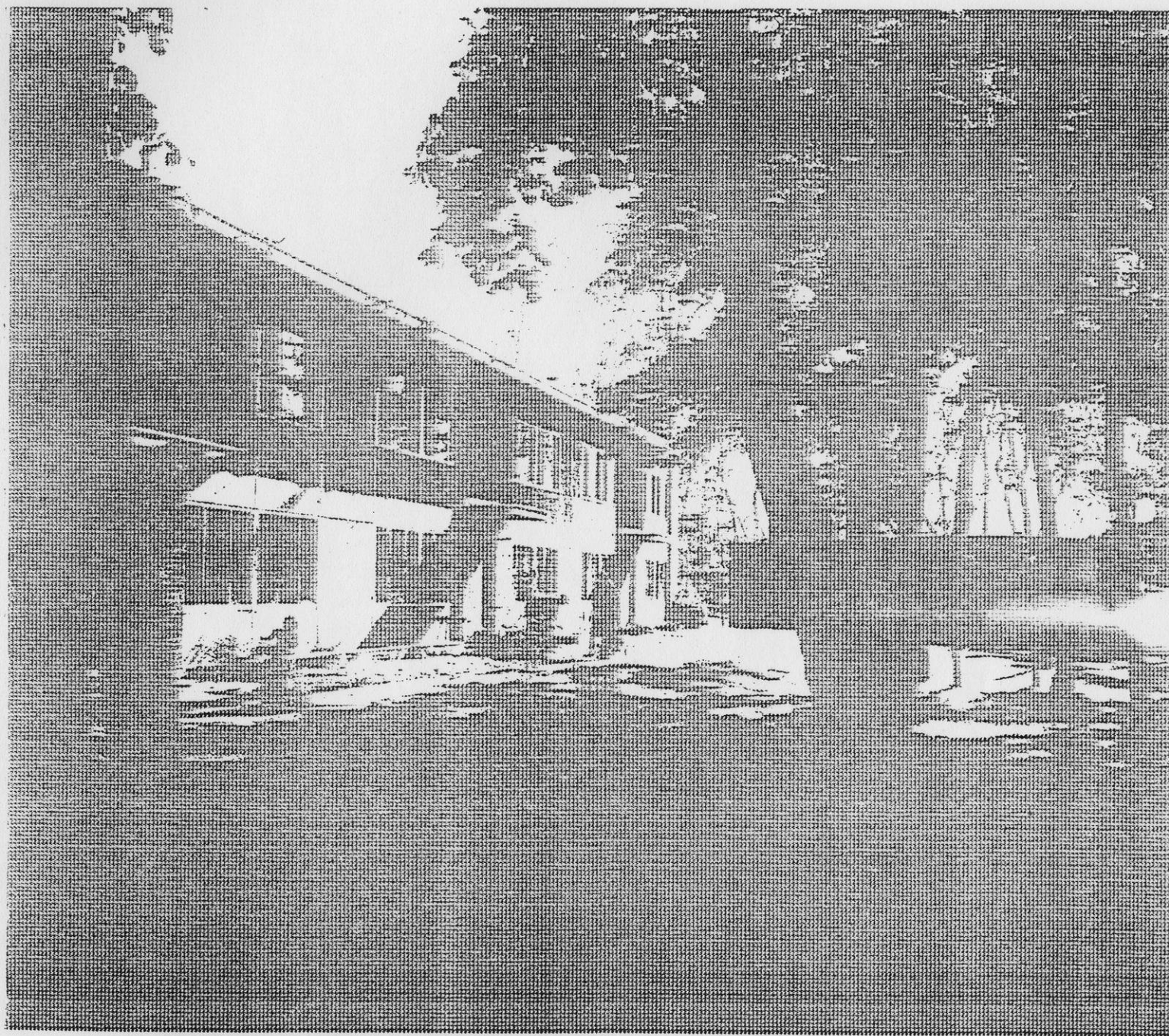
A new curvilinear walkway configuration, and upgrading of the landscaping.

The existing play areas could be redone and modernized.

A screen fence would be desirable between commercial uses along University Avenue and the complex.

GOAL - CONSIDER & EVALUATE LONG TERM HOUSING NEEDS AND ALL POTENTIAL DEVELOPMENT OPTIONS FOR HARVEY STREET.

# STUDENT FAMILY HOUSING MASTER PLAN

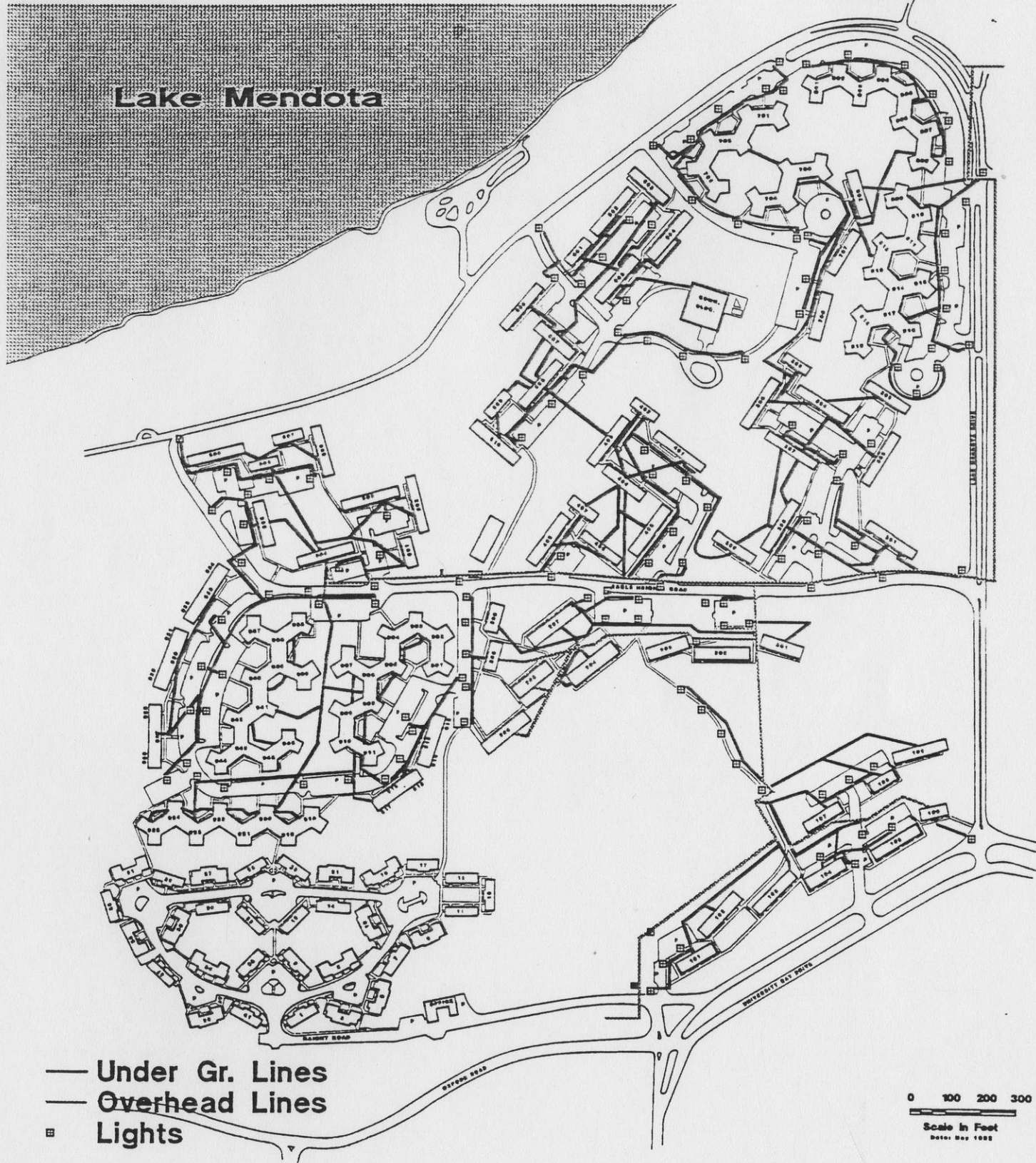


**APPENDIX**

# Electrical Service & Site Lighting

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



- Under Gr. Lines
- Overhead Lines
- Lights

0 100 200 300  
 Scale in Feet  
 Date: May 1982

# Storm Sewers

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison

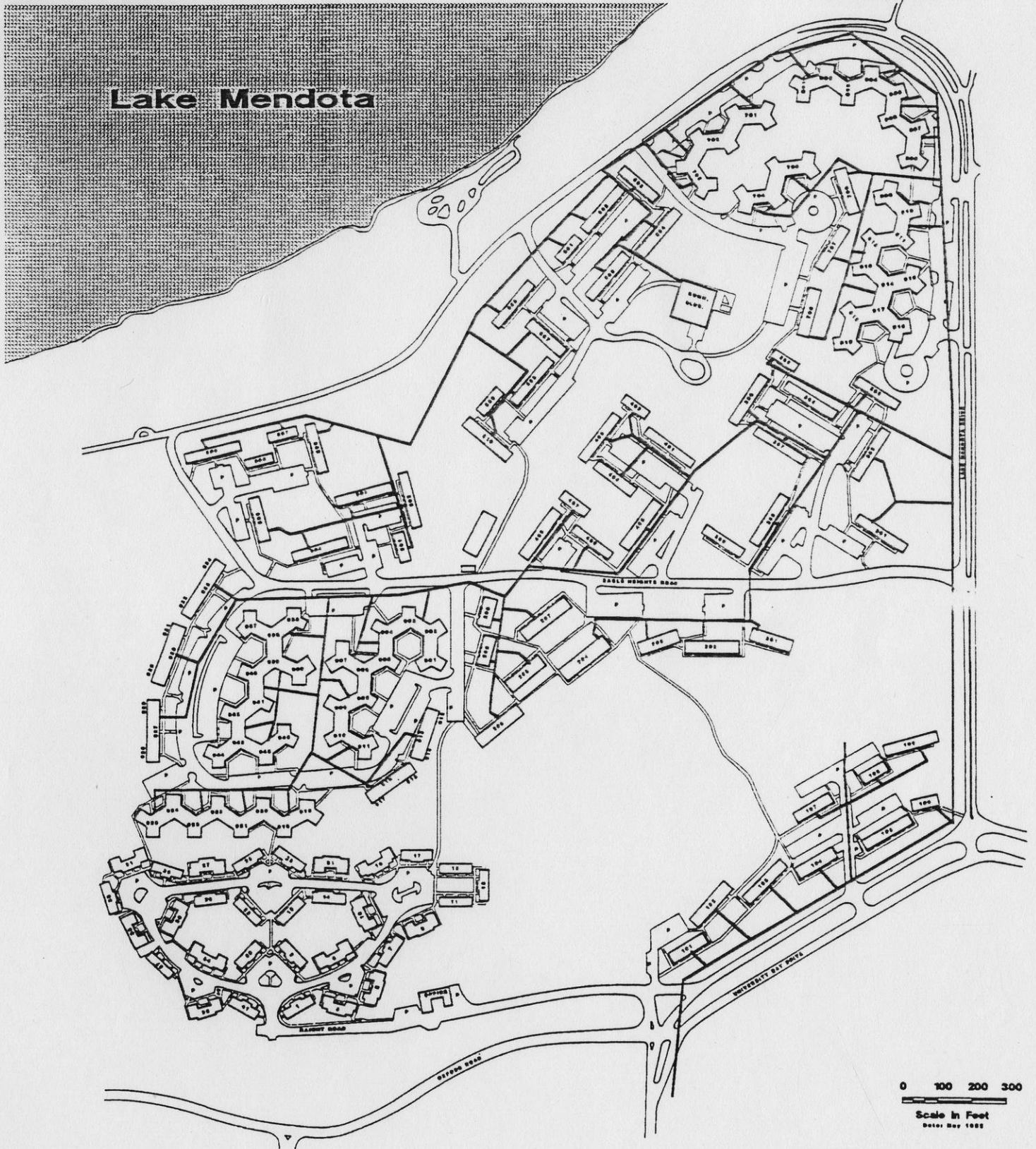




# Sanitary Sewer System

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



# Gas Lines

## EAGLE HEIGHTS AREA

### University of Wisconsin-Madison



RECENT MAJOR CAPITAL BUDGET PROJECTS

<u>YEAR</u>	<u>LOCATION AND IMPROVEMENT</u>	<u>CONTRACTOR</u>	<u>AMOUNT</u>
1977	201-206 - Hip roof additions	Kilbourn Roofing	\$138,395
1981	207-209 & 301-305 - Hip roofs	Daniels Construction	153,600
1981	Handicapped modification in 800's		4,500 Approx.
1981	401-405 & 500, 600, 700 lots Resurfacing Parking Lots		50,000 Est.
1982	306-309 & 401-404 - Hip roofs	Storms Construction	118,423
1983	100's - Hip roofs	Gil Her Construction	161,251
1983	All areas - Fire alarm systems	Staff Electric	44,200 Est.
1983	Resurface and patch 100 and 300's lots	Consolidated Paving	45,695
1984	407, 408 & 500's - Hip roofs	Gil Her Construction	217,396
1984	701-705 - Replace roofing	Gil Her Construction	47,300
1985	600's - Hip roofs	Joe Daniels	198,800
1986	706-708 - Hip roofs	Roberts Construction	68,000
1986	801-808 - Roofing replacement	Garro Construction	65,000
1986	Storage Facility Mezzanine addition	Wood, Bauer, & Raether Appollo Construction	149,932 5,990
1986	Apartment Bldg. No. 604	Sol Terra Construction	155,000
1987	Office Expansion	Physical Plant	28,000 Est.
1987	Apartment Bldg. No. 602	McKee & Assoc.	190,000
1987	Apartment Bldg. No. 603	Joe Daniels Const.	151,000
1987	Apartment No. 911E	S.I. & Son Const.	13,000

# Eagle Heights Food Co-op offers specialty items

WI Week 2/21/90  
By Judy Davidoff

To most, home is where the hearth is. To others, home is where the food is. Not just any food, but the food you're used to.

This is sometimes easier said than done, especially for students from ethnic backgrounds. Enter, the Eagle Heights Food Co-op.

The Eagle Heights Food Cooperative, located since 1971 in the community center of the graduate housing complex, has made the task of ethnic eating and cooking in Madison a little easier. Rice flour from Thailand, imported cooking oils from China, and mint chutney from India, are just some of the specialty items sold at the co-op.

The co-op's ever-expanding spice selection, including cardamon seed, coriander, fenugreek seed, cumin, curry powder, tumeric and vanilla powder, ensures that authentic seasonings will be available for most ethnic recipes.

"If we can get a requested item, we try to," said Marilee Hartley, the co-op's manager. The co-op will try just about any item, she said. If it sells, the co-op will order the item regularly. If it doesn't, the member can continue to special-order the food through one of the co-op's suppliers.

Local suppliers including Northern Farm Cooperative, Golden Produce, Bountiful Bean, and Chambers & Owen, provide the co-op with most of its provisions. "We try to get all-natural products if possible," said Hartley. Organic flours, fruits, dried nuts and no-nitrite meats are sold.

But the co-op does not limit its selections to all-natural products or specialty items. According to Hartley, many of the co-op's shoppers are more concerned with price than with specialty foods. That is, they want the cheapest price possible.

And the co-op acknowledges that family does not live by food alone. Shampoos, detergents, and paper goods also line the shelves. Boxes of biodegradable diapers, jars of baby food, and cans of infant formula, signal the presence of children living at Eagle Heights.

Most co-op members work at the co-op and therefore get a discount on their purchases. Although all members pay a one-time membership fee of \$5, their marital and family status and the number of hours that they



Photos/MICHAEL KIENITZ

work determine how great a discount they get on their purchases.

A regular member who works three hours a month receives a 10 percent to 20 percent discount on goods, while a single parent gets a 12 percent to 30 percent discount for the same time commitment. This difference is intended to compensate for the extraordinary financial responsibilities and

Cyndi Grizmacher talks with Terry Navazio and daughter Emilia at the food co-op. In addition to standard food products, specialty items are available for ethnic cooking. The co-op's expanded hours are 11 a.m. to 8 p.m. Monday through Friday and 11 a.m. to 5 p.m. Saturdays and Sundays.

time constraints faced by single parents, Hartley said.

Hartley and Katherine Edison, the co-op's assistant manager who, among her other duties, coordinates membership, are the only paid staff. Consequently, volunteers virtually run the show. They are the cheese cutters, food baggers, and clerks who open the store, run the cash register and clean at night.

Terry Navazio is the co-op's produce manager. She moved to Madison with her husband last June from Bar Harbor, Maine, so that her husband could enter graduate school at the university. Navazio has done professional cooking so its not surprising that the co-op was one of her first stops in Madison. "I tend to be a last minute cook, so it's nice to have something close by," Navazio said.

Although the co-op orders much of its produce from commercial sources, Navazio shopped this summer for the co-op's produce at Madison's farmer market. "I believe in supporting local farmers," Navazio said. Now that the

farmer's market has closed up for the winter, the co-op continues to get local apples and cider from one of the farmers who delivers his goods to Eagle Heights.

As a newcomer to Madison, Navazio found that the co-op provides not only groceries, but opportunities to meet other residents. "My husband is extremely busy with school, so the co-op became a good place to meet my neighbors and expand my social group," Navazio said. The co-op sponsors pot-luck dinners and occasional cooking classes which help residents get to know each other, Hartley said.

But the co-op is not only for members. Hartley estimates that about half of the people who shop at the co-op are from the university or Madison community. And while tastes for some of the co-op's more exotic fare like dried seaweed, cilantro chutney, and Afghani bread, may vary from shopper to shopper, there seems to be a consensus on one food. The co-op's single best-selling item is Babcock ice cream.

*Housing  
Eagle Heights*

From the University of Wisconsin-Madison / News Service, Bascom Hall, 500 Lincoln Drive, Madison 53706 / Telephone: 608/262-3571

Release: Immediately 11/24/89

CONTACT: Marilee Hartley (608) 262-3414

## EAGLE HEIGHTS FOOD CO-OP OFFERS SPECIALTY ITEMS FOR ETHNIC COOKING

MADISON--To most, home is where the hearth is. To others, home is where the food is. Not just any food, but the food you're used to.

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farmer's market has closed up for the winter, the co-op continues to get local apples and cider from one of the farmers who delivers his goods to Eagle Heights.

As a newcomer to Madison, Navazio found that the co-op provides not only groceries, but opportunities to meet other residents. "My husband is extremely busy with school, so the co-op became a good place to meet my neighbors and expand my social group," Navazio said. The co-op sponsors pot-luck dinners and occasional cooking classes which help residents get to know each other, Hartley said.

But the co-op is not only for members. Hartley estimates that about half of the people who shop at the co-op are from the university or Madison community. And while tastes for some of the co-op's more exotic fare like dried seaweed, cilantro chutney, and Afghani bread, may vary from shopper to shopper, there seems to be a consensus on one food. The co-op's single best-selling item is Babcock ice cream.

###

-- Judy Davidoff (608) 262-8290

1996I

# Office paper recycling project geared to lighten landfill load

WI. Week 8/23/89  
By Barbara Wolff

Jack Wermuth, grounds supervisor at UW-Madison's physical plant, clocks business as usual on campus at 3 million pounds of office paper every year. In the past that tonnage found a final resting place at the Dane County Landfill. But recent concerns about the future of that facility have prompted the arrival of a new for-office-paper-only receptacle in your office.

The office paper recycling wastebaskets extend a five-building pilot project begun late last year. In July, 14,000 baskets appeared in nearly all campus buildings to bring them into compliance with state law, "which requires us to recycle 50 percent of all our office paper by January 1, 1990," says John Erickson, supervisor of operations at the physical plant.

The goal behind both the university's move and the state law is to take some of the pressure off already overcrowded landfills. From your wastebasket, office paper is collected by custodians (on Wednesdays and Thursdays) and removed to special chain-lidded dumpsters outside university buildings. Erickson says the security measures insure that the office paper collections will remain free of personal brought-from-home garbage, and keep confidential communication away from the wrong eyes.

Wermuth estimates that during the January to July pilot period, his crews picked up 387,816 pounds of office paper from the five target buildings. Since the program has gone campus wide, "our (office paper) collection has gone up from 13,000 to 29,000 pounds a week," he says, adding that complying with state law will require that 30,000 pounds a week be gathered.

Although no problems have surfaced in connection with the office paper pro-

gram, there has been a pronounced decline in newspaper collections this summer, Wermuth says.

"There's always a drop when the students leave, but this is a much larger decrease than usual. We had 63,000 pounds in May against 30,000 pounds in June and 25,000 pounds in July. Maybe people figure that there's a glut of (recycled) newsprint, but it doesn't matter: state law requires that newspapers be recycled," he says.

Newspapers have been recycled on campus and throughout Madison for several years. UW-Madison also has taken part in Madison Gas and Electric's Waste-to-Energy program, which translates appropriate solid wastes into fuel.

Housing - Eagle Heights

"Sixty-eight percent of waste from the university can be turned into some kind of fuel," Wermuth says. "That means about three out of the usual four truck loads. Before, four trucks would go to the Dane County Landfill. Now it's just one."

Some city neighborhoods, including the university's Eagle Heights housing for married students, recently have begun experiments in recycling glass and plastic bottles, and corrugated cardboard. However, Wermuth doesn't expect a similar program on campus in the immediate future.

"Recycling is always a lot of work for the custodians—if they're picking up office paper two days a week they can't be doing something else. We aren't making any money on the office paper . . . we get \$30 a ton for it, and out of that we have to pay for the trucks and labor. But we're also saving tax dollars—landfill fees will go up to \$17.50 per ton in 1991, and the more we're able to recycle, the less we'll have to pay in landfill use costs. So this (recycling) program is exciting for us because we can really see the results from it. We have proof that we're doing good with it." ■

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## LETTER TO THE EDITOR

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WI. Week 8/23/89

In the article, "Lutze: UW-Madison's 'family man,'" that appeared on your Aug. 9 edition of *Wisconsin-Week*. A paragraph in the second column (on Page 1) read as follows: "International tensions can seep into international housing, of course. 'Residents from Taiwan were concerned when mainland Chinese first arrived a few years ago. But we put out the word that this is an international community, and we expected everyone to cooperate,' Lutze says." I have been living in Eagle Heights since 1985. From my personal experience, I haven't heard any student from Taiwan express any concern about the arrival of mainland Chinese students at the Eagle Heights community. On the contrary, students from Taiwan and mainland China usually get along very well. The very similar cultural background that they share facilitates

such interaction and communication. In fact, we had a Chinese new year party together in the Memorial Union a few years ago.

As one of the students from Taiwan, I feel obligated to express my reaction to the above paragraph. My purpose of writing this letter is to clarify that I and other students from Taiwan of my acquaintance have not felt any concern whatsoever related to mainland China students' residing in Eagle Heights. I believe that students from Taiwan and mainland China are enjoying a good relationship and will remain harmonious for the years to come.

Sincerely yours,  
Jiin-Feng Chen

**Editor's note: The first graduate students from the Republic of China came to UW-Madison in 1979.**



*Housing  
Eagle  
Heights*

## **Recycling bins at Eagle Heights**

Recycling bins for glass, plastic and aluminum are available to the public at Eagle Heights Apartments.

Residents of the university apartment community have signed a one-year contract with RecycleWorlds to provide at least 3,000 pounds of recycleable materials each month.

Judy Parejko, an Eagle Heights Assembly member, said proceeds from the recycling will be used to fund programs for Eagle Heights residents. Because RecycleWorlds empties and maintains the bins, she said apartment residents will receive 50 percent of the walk-in value for recycled goods.

Parejko said Eagle Heights residents' chief concern is for the environment and they are encouraging the public to use the bins. The bins are located in a parking lot just off of Eagle Heights Drive. Recycling signs are posted to direct first-time users.

People who use the bins are asked to remove caps and rims from all glass, rinse out aluminum cans and flatten plastic containers. Parejko said some plastics, such as clear cooking and baby oil bottles, ketchup bottles and cottage cheese-style containers cannot be recycled. Labels may be left on containers.

## **Training sessions address victims**

Psychiatrists noted for their work with crime victims will teach at UW-Madison, June 15-17, under a visiting scholars program sponsored by the Department of Psychiatry.

Doctors Martin and Alexandra Symonds of the New York University College of Medicine will conduct several training sessions on ways to provide better services for the victims of crime.

Martin Symonds will lead a discussion on "Working With the Victims of Violence" from 4-5 p.m. Friday, June 16, at G5/113 Clinical Science Center. Among those who've been invited to attend are representatives of the Rape Crisis Center, Advocates For Battered Women, and sensitive crime workers from the Madison Police Department and other law enforcement and criminal justice agencies.

Symonds is director emeritus of the Victim Treatment Center at the Karen Horney Clinic in New York. He spent seven years as a New York City police officer, and served for 24 years as a psychiatrist and director of Psychological Services for that police department.

Alexandra Symonds, who is in private practice, received her M.A. in psychology from the UW-Madison in 1944.

For more information on the Symonds' schedule, contact Dr. Robert Factor at 263-6025.

## **Klus receives Finnish honor**

At a ceremonial dinner held in Finland this spring, UW Engineering professor John P. Klus received the medallion of the Finnish Engineering Society. Klus, the first non-Finn to receive the society's most prestigious award, was honored for his efforts to improve Finland's technology and to promote cooperative efforts between Wisconsin and Finland.

Klus first became involved with Finland and the Helsinki University of Technology as a Fulbright Scholar in 1966, when he introduced the use of computers in structural analysis to his Finnish colleagues. Since then he has presented more than 12 lectures and seminars in Finland.

Klus' work in Wisconsin has helped improve the state's economy and provided a model for the Professional Development Degree at Helsinki University of Technology.

## **Vietnam Film Project premieres**

Madison will host the Midwestern premiere of *The Vietnam Film Project* on Thursday nights, June 22 through August 11, in the Fredric March Play Circle, Memorial Union. The films are part of Starlight Cinema's free "Southeast Asian Film Festival."

*The Vietnam Film Project* consists of six features with Vietnam as the subject from a new viewpoint: through the lens of the Vietnamese filmmaker. The American audience gets a different perspective of Vietnam and the effects of the war on the Vietnamese through dramatic actual footage, documentaries, and close-up views of the lives and fate of Vietnamese Vets and their families.

The film *Brothers and Relations* will be the first in the film series. It can be seen on Thursday, June 22 at 8 p.m. Watch WisconsinWeek for details on later films.

# Regents set to consider Eagle Heights upgrading

WI. Week 2/3/88  
by Barbara Wolff

A proposed \$20 million program to upgrade UW-Madison's Eagle Heights and Harvey Street family housing units will be discussed Thursday, Feb. 4, at a joint meeting of the UW Board of Regents' Business and Finance and Physical Planning Committees.

The renovation plan, forwarded to the regents by Chancellor Donna E. Shalala, calls for improvement of floors, windows, closets, bathrooms, energy efficiency, insulation and drainage at both locations.

The improvements would take place over the next 12 years. Cost estimates place expenses around \$19.7 million, which would be financed through rate increases.

The possibility of establishing a regent position on the use of outside funds in capital projects and in setting project priorities also will be taken up at Thursday's joint meeting.

The 1987-89 Capital Budget included a requirement that gifts be used to partially fund several projects at UW-Madison, including additions to the Business School, Engineering College and Babcock Hall. The gift funds were intended to enhance the size and quality of the projects beyond what would routinely

be a more austere level of state-financed construction. At the December Regents' meeting, "outside funding" for construction projects was discussed, and board members elected to study the criteria that might be applied in accepting gift money for building plans.

After the joint meeting, the Business and Finance Committee will consider the potential for university competition with the private sector.

Last year, controversy was generated when several microcomputer manufacturers offered discounts to UW institutions which resold the merchandise to faculty, staff and students.

The regents subsequently passed a resolution limiting UW participation in educational discount programs. The policy paper noted that the System should be able to take part in such discounts, but also must provide an opportunity for the retail community to participate.

The Business and Finance committee will receive a report from System Assistant Vice President Raymond A. Marnocha, who concluded that state lawmakers eventually will introduce legislation to address alleged unfair competition. The report urges the UW System to appoint a task force to determine the extent revenue-producing activities could compete with private business.

Business and Finance will meet at 2 p.m. in 1820 Van Hise. The joint meeting between the Business and Finance and Physical Planning Committees will begin at 1:30 p.m. in 1820 Van Hise.

The regents' Education Committee, meeting at 1:30 p.m. in 1920 Van Hise, will give the UW-Madison M.A. program in Afro-American studies its five-year review, take up 1989-90 academic calendars and announce Faculty Development Awards for 1988-89.

The Physical Planning Committee, meeting at 1:30 p.m. in 1511 Van Hise, will look at a proposed budget increase of \$129,169 for UW-Madison Primate Center remodeling.

The 1:30 meetings will be preceded at 1 p.m. by a committee-of-the-whole session dealing with the regents' *Planning the Future* strategic plan.

The full board will meet Friday, Feb. 5, at 9 a.m. in 1820 Van Hise. ■

## Faculty Senate to discuss ROTC

WI. Week 1/27/88

The Faculty Senate will take up the issue of ROTC discrimination against homosexuals at its Feb. 1 meeting at 3:30 p.m. in B-10 Commerce.

The report was originally on the December agenda, but discussion was postponed until the February meeting.

The report is the first business item on the agenda, to be taken up after an address to the senate by new Chancellor Donna E. Shalala. The chancellor presides over the Faculty Senate, and Monday's meeting will be Shalala's first as chancellor.

An ad hoc committee appointed to examine the university's ROTC policy recommended in a report released in December that the university renegotiate its contracts with the campus ROTC programs "to include mutual agreement that discrimination based on sexual orientation not be permitted." If such an agreement cannot be reached, the committee report said, the university should pursue the point through legal avenues, and should that fail, should discontinue ROTC on campus.

Also on the agenda is the report of the committee on nominations. The senate also will meet in executive session to receive the confidential report of the committee on honorary degrees. ■

*Shalala  
Eagle Heights*

*Abusing  
Eagle Heights*

Release: **Immediately**

6/18/87

**CONTACT: Herbert Hanson (608) 262-3903**

## FIREWORKS INJURY PROMPTS WARNING FROM UW POLICE

MADISON--An injury to a 7-year-old girl playing with fireworks has prompted University of Wisconsin-Madison police to issue a safety warning.

The injury occurred last week (June 11) to a daughter of foreign students living in the university's Eagle Heights apartment complex when a pyrotechnic device called a jumping jack exploded, burning the girl's face and forearm and singeing her hair.

UW Police Detective Herbert Hanson said jumping jacks and a number of other pyrotechnic devices are available at many local stores. The girl was injured severely enough so that she may require plastic surgery, Hanson said.

"The device included a warning that it should only be used with adult supervision," Hanson said, "but there were no adults there when this happened."

Jumping jacks are supposed to be placed on the ground and ignited, Hanson said. They produce spinning wheels that shoot out sparks, he said.

"One of the children picked it up and lit it in his hand," Hanson said. "It just flew out of his hand and hit the little girl in the face."

He said he expected more children to be playing with such devices as July 4 approached.

"People tend to think that things they can buy at local stores are safe, but that's not always the case," Hanson said. "Parents should pay attention to those warning labels."

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# UW news

From The University of Wisconsin-Madison / News Service, Bascom Hall, 500 Lincoln Drive, Madison 53706 / Telephone: (608) 262-3571

Release: **Immediately**

4/12/78 emd

*Handwritten:*  
Honoring  
Jerry  
Minnich  
4/12/78

**CONTACT: Verna Teasdale (608) 233-0351**

## SPRING FAIR TO FEATURE GARDENING GUIDE AUTHOR

MADISON--"Wisconsin Gardening Guide" author Jerry Minnich will attend a Spring Fair Sunday in the Eagle Heights Community Building at the University of Wisconsin-Madison. The fair will last from 1-5 p.m. and Minnich will be available from 2-4 in a garden information booth.

The fair is open to residents of Eagle Heights or the University's Harvey Street Apartments. Attractions will include international foods, craft demonstrations and sales, art exhibits, games and prizes.

Part of the proceeds from fair sales will go to Eagle Heights community organizations.

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# UW news

*Housing  
Eagle Heights*

From The University of Wisconsin-Madison / News Service, Bascom Hall, 500 Lincoln Drive, Madison 53706 / Telephone: (608) 262-3571

Release: **Immediately**

6/24/77 mh

CONTACT: Gwen Larson (608) 238-0021

## INDEPENDENCE DAY PARADE WILL FLY FOREIGN FLAGS

MADISON--A July 4th parade with international flair will feature children from the University of Wisconsin-Madison Eagle Heights apartments, where student families from more than 55 countries reside.

The children will dress in native costumes and carry flags of their homelands.

Gwen Larson, parade chairperson, expects this year's parade to draw at least 150 children. It will begin at the Eagle Heights bus shelter at 10 a.m. and wind through the 900 section of the housing area.

A gathering for Eagle Heights residents will be held at the community center at 11 a.m. with watermelon, games and a resale.

###

# feature story

*Housing  
Eagle Heights*

From The University of Wisconsin-Madison / University News and Publications Service, Bascom Hall, Madison 53706 / Telephone: (608) 262-3571

Release: **Immediately**

6/12/74 meb

MADISON--A new day-care center at the University of Wisconsin-Madison is doing a lot more than just providing a place for working parents to leave their kids.

Founders of this center believe in combining an educational day-care experience for children with the academic goals of the University. The result is a center that also serves as a resource of information about the development of normal children for UW-Madison faculty and a setting for practical experience for students in several academic fields related to child development.

ABC for Kids Inc., in the Eagle Heights married students' apartment complex at the far west end of the Madison campus, has been open since the beginning of the year. It was started with funds from the campus Affirmative Action Office which provided an apartment for six months and a \$1,000 loan for equipment.

Joan Brenner, a social worker who is a member of the board of ABC for Kids, said the center has a different focus than most day-care centers:

"The center is for the University community. It is open all year except for scheduled University break periods. We believed this center was needed in an area like Eagle Heights where it can do the most good. And it is providing valuable clinical training for students in many academic disciplines who will come to know that taking care of children is a worthwhile professional occupation."

Ms. Brenner said the center eventually would expand to take newborn infants and gradually become a family day-care center that will bring people from the community into close contact.

Add one--day-care

The board of directors now includes representatives from the community, churches, the School of Family Resources, Family Health Services, Association of Faculty Women, and other groups.

"It's the kind of citizen participation that's really sound," Ms. Brenner said, "And it's exciting because it's working; everyone who is involved has the same commitment to children."

The center can take up to 13 children. There are a few places open for children between two years and nine months and five years of age. Ellen Alleman is the director.

The center is in apartment number 206B Eagle Heights, phone 263-1874.

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# feature story

*Housing  
Eagle Heights*

From The University of Wisconsin-Madison / University News and Publications Service, Bascom Hall, Madison 53706 / Telephone: (608) 262-3571

Release: **Immediately**

8/1/73 bb

## UW-MADISON STUDENTS BEAT HIGH FOOD COSTS

MADISON--In times of rising food prices, married students at the University of Wisconsin-Madison are beating the supermarket blues.

Using plots provided by the University, over 500 families at Eagle Heights have taken hoes in hand and begun raising their own vegetables.

The gardens also provide a therapeutic release from school pressures.

About May 1 each year, the College of Agricultural and Life Science plows, disks, and digs the land on a fee basis. The Eagle Heights garden committee divides the 12-acre area into individual gardens and parcels them out to the families.

Although the garden committee does not furnish gardening equipment, it does provide the watering system. Every other grass row has an underground pipe, and about every 50 feet there's a stand-up pipe with faucets to fill buckets and connect hoses.

In addition, the committee provides much of the mulch. As Madison news media announce that the weeds in Lake Mendota have been cut, garden committee representatives pick up the weeds and distribute them to the gardeners.

Other gardeners use hay or dried corn cobs and one enterprising man used sheets of polyethylene. He laid it over his plot, cut holes and planted his vegetables. The plants grow through the holes and the garden is weedless.

According to garden committee chairman David W. Emerich, a family can save as much as \$200 in grocery bills.



Add one--Gardening

While most of the gardeners have conventional vegetables such as tomatoes, radishes, and lettuce, some also grow foreign produce.

Akom Paranuwech, Thailand, grows small chili peppers, bokshoy, and coriander--an herb similar to parsley used in soups. In addition, he grows morning glories which he eats as salad.

Nava Enosh of Israel grows "yellow" green peppers common in Israel but unavailable here.

The gardeners face a common, seemingly insurmountable problem. Because of the large number of children, it is forbidden to use chemicals or traps to kill animals. After planting peas, three times, Judith A. Bowie sums up the problem, "You ask what I raise? I raise chipmunks--great, big fat chipmunks."

# # #

# UW news

From The University of Wisconsin-Madison / University News and Publications Service, Bascom Hall, Madison 53706 / Telephone: (608) 262-3571

*Amusing!  
Eagle  
Heights*

Release: **Immediately**

9/7/72 jb

## BUILDING PROJECTS

MADISON--The design, bidding, and construction of a Neutron Cancer Research Therapy facility at the University of Wisconsin-Madison Physical Sciences Laboratory in nearby Stoughton were recommended for approval by UW System regents Friday.

The \$40,000 project will be financed by a grant from the National Cancer Institute. The regents' physical planning and development committee recommended approval.

The structure will house cancer radiation therapy equipment used by researchers conducting experiments. It will provide a unique opportunity to mold the disciplines of science, engineering, and medicine, and increase the effective utilization of the laboratory, according to UW-Madison officials.

Also approved:

An increase from \$103,500 to \$185,000 in UW-Madison "aid in construction" share for the City of Madison reservoir and well to be located at the base of Picnic Point.

The design and construction of an air conditioning system for the Eagle Heights Community Building at a cost of \$18,720, to be paid by University residence halls funds.

The design, bidding, and construction of an Agricultural Engineering Research Laboratory at Charmany Farms, Madison, at a cost of \$33,000 in U.S. Department of Agriculture and Hill Farms allocations. The building will be used to store agricultural machinery and provide an additional laboratory area.

Add one--building projects

Construction of a young-stock barn at the Marshfield Experimental Farm at a cost of \$19,700 to be funded from Hill Farm receipts and gift and grant funds. The project is expected to bring about economies in animal care, feed preparation, and in the maintenance of facilities.

An agreement with the City of Madison covering the sale of land, easements, and land exchange to accommodate the widening of Tokay Boulevard, Mineral Point Road, and the widening and partial relocation of Whitney Way. This involves the Charmany, Rieder, and Gugel farms, owned and operated by the University in Madison.

###

# UW news

From The University of Wisconsin-Madison / University News and Publications Service, Bascom Hall, Madison 53706 / Telephone: 608-262-3571

Release: **Immediately**

4/6/72 jb

*Housing  
Eagles  
Heights*

## DORM RATES

MADISON--Rate increases for residence halls housing and food service on the Madison campus during the 1972-73 academic year were recommended for approval by the University of Wisconsin System regents Friday.

To be effective next fall, the new charges were recommended by Chancellor Edwin Young, concurred in by Central Administration, and approved by the regents' business and finance committee.

George H. Brieske, coordinator of auxiliary enterprises for the chancellor's office, stated that the increases were deemed necessary because of an estimated decline in food revenues for next year, coupled with mounting operating costs. He explained:

"We still have to meet fixed charges such as amortization payments which continue year after year. There are cost increases in food, salaries, supplies, laundry, utilities, and equipment. And insurance which was not previously charged by the state. Additional security will be provided, and there is need for increased maintenance."

Four food plans will be offered, under the new scale, supplanting the present three-plan system. This will provide the students with greater flexibility in accordance with individual eating habits.

The food plans will continue to provide for unit pricing whereby payment will be made only for the items selected by the student at each meal. In brief, this means that students who eat more will pay more.

Add one--dorm rates

The plans, for students selecting triple or small double rooms, will range from \$940 for light eaters to \$1,270 for heavy eaters; for students selecting regular double rooms, from \$970 to \$1,300; regular singles--from \$1,140 to \$1,470; large single room occupants, from \$1,170 to \$1,500. Only combined housing and food service contracts are available.

Currently, there are 6,162 students occupying University residence halls rooms in Madison.

Slight increases also were authorized for the 1,122 married student apartments in the Eagle Heights complex, to become effective July 1. These include: one-bedroom units, increased from \$89 to \$90.50; two-bedroom, \$107 to \$109; and three-bedroom, \$126 to \$128.25.

###

DAILY CARDINAL

Housing-Eagle Heights

"Dependence plagues Eagle Heights,"P. 4, 10/21/71

# uw news

*Housing  
Eagle  
Heights*

From The University of Wisconsin News and Publications Service, Bascom Hall, Madison 53706 • Telephone: (608) 262-3571

Release: **Immediately**

3/11/71 jb

MADISON--The University of Wisconsin department of protection and security warned residents of Shorewood and west Madison Thursday to be on the alert for 10 or more dogs who appear to be running as a pack.

They were seen near the Eagle Heights Married Student Apartment area Wednesday night, giving several residents considerable trouble before they were driven off.

Anyone sighting the dogs is urged to call the department at 262-2957.

###

# NEWS OF THE UNIVERSITY OF WISCONSIN

*Housing -  
Eagle Heights*

From the University's Statewide Communications Service, 1752 Van Hise Hall, Madison 53706

Release **Immediately**

5/8/70 jb

## APARTMENT RENTALS

MADISON--Because they are now subject to school tax levies, rental charges on 1,224 Eagle Heights Married Student and University Houses Faculty apartments were increased for next year in an action Friday by University of Wisconsin regents.

The increases, effective July 1, were recommended by the Madison campus chancellor and the University's Central Administration.

The 1969 Legislature passed a measure enabling municipalities to assess, for school tax purposes, certain state-owned property used for housing units.

The new rent structure for the Eagle Heights Married Student Apartments:

Three hundred and thirty one-bedroom units, increased from \$75 to \$85 a month; 720 two-bedroom units, from \$88.50 to \$102; 24 three-bedroom apartments, from \$105 to \$120.

The increases for the University Houses Faculty Apartments:

Forty-seven one-bedroom units, from \$110 to \$135; five one-bedroom units, from \$105 to \$130; 90 two-bedroom units, from \$130 to \$155; and eight three-bedroom apartments, from \$150 to \$175.

To make the rentals comparable with private housing in the Madison area, apartments in the University Houses Faculty complex were increased \$5 a month a year ago. The Eagle Heights rentals for married students have not been increased since 1962.

###



*Housing -  
Eagle Heights*

# NEWS OF THE UNIVERSITY OF WISCONSIN

From the University's Statewide Communications Service, 1752 Van Hise Hall, Madison 53706

Release **Immediately**

4/10/70 jb

## CONTRACTS

MADISON--Contracts for construction work on the Madison and Parkside campuses of the University of Wisconsin, subject to approval of the governor and state director of engineering, were accepted by the UW regents Friday.

The general construction contract for a [new Community Building] at Eagle Heights in Madison will be awarded to Dyson Construction Inc., Madison, based on a low bid of \$130,838.

### Other low bidders:

Heating, ventilating--Rollie Johnson Plumbing and Heating Service Inc., Madison, \$42,442; electrical--Electric Construction Inc., Madison, \$18,690; plumbing--Rollie Johnson Plumbing and Heating Service Inc., \$20,004.

For construction of a temporary student activities building on the Parkside campus, Anderson-Ashton Inc., New Berlin, offered a low bid of \$56,300.

### Other low bids:

Plumbing--Advance Plumbing Co., Racine, \$5,681; heating and ventilating--Watring Brothers Inc., Kenosha, \$15,736; electrical--Neal's Electric Co., Kenosha, \$5,900.

The regents also accepted, upon recommendation of its business and finance committee, the low bid of E. Keeler Co., Williamsport, Pa., a contract for steam generating units for the central power plant at UW-Green Bay, based on a bid of \$298,300.

Add one--contracts

An offer of the American Dairy Association of Wisconsin to provide a new four-sided scoreboard for the University Field House also was accepted upon the committee's recommendation.

The scoreboard and installation are estimated to cost \$12,000. A sponsor panel, allowed for a 10-year period, would read: "Drink Milk -- American Dairy Association of Wisconsin."

###

*Hansen  
Eagle Heights*

Community Building - Eagle Heights - Madison  
Contract Awards & Cost Schedule

BUSINESS AND FINANCE COMMITTEE

That, subject to the approval of the Governor and the State Director of Engineering, contracts for construction of the Community Building at Eagle Heights, Madison Campus, Project No. 6904-17, be awarded to the low bidder in each division of the work, on the basis of the base bids; that any Vice President or Associate Vice President of the University be authorized to sign the contracts; and that the following schedule of costs be approved:

General Construction		
Dyson Construction, Inc. Madison, Wisconsin	Base Bid No. 1	\$130,838.00
Plumbing		
Rollie Johnson Plumbing and Heating Service, Inc. Madison, Wisconsin	Base Bid No. 2	20,044.00
Heating, Ventilating		
Rollie Johnson Plumbing and Heating Service, Inc. Madison, Wisconsin	Base Bid No. 3	42,442.00
Electrical		
Electric Construction, Inc. Madison, Wisconsin	Base Bid No. 4	<u>18,690.00</u>
	Total Construction Contracts	\$212,014.00

Schedule of Costs

Total Construction Contracts	\$212,014.00
Utilities Extensions - Electric & Gas Service	2,950.00
Design and Supervision	25,000.00
Contingencies	33,186.00
Site Development, Roads, Walks, and Landscaping	<u>26,850.00</u>
Total Schedule	\$300,000.00
Source of Funds: Residence Halls Revolving Funds	\$300,000.00

# NEWS OF THE UNIVERSITY OF WISCONSIN

*Housing  
Task Force*

From the University's Statewide Communications Service, 1752 Van Hise Hall, Madison 53706

Release **Immediately**

2/6/70 jb

## BUILDINGS

MADISON--Authority to proceed with final plans for the second unit of the Madison campus Computer Sciences and Statistics Building was granted by University of Wisconsin regents Friday.

The facility will be joined to the existing structure on the north side of W. Dayton street between N. Orchard and N. Charter streets. To cost \$2,471,000, the addition will provide office space, instructional areas, and service units.

The space will aid the expanding undergraduate programs of the departments of computer science and statistics, both growing rapidly because of enrollment increases and new course offerings.

The regents also approved final plans and specifications for the Eagle Heights Community Building on the west edge of the Madison campus. To serve a variety of needs for married students residing in the area, the building will house a large, all-purpose activity room, a day-care center, kitchen, hobby room, offices, meeting rooms, lobby, storage and custodial areas.

The total project cost, \$300,000, will be financed solely from rents paid to the University.

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# NEWS OF THE UNIVERSITY OF WISCONSIN

*Housing  
Eagle Heights*

From the University's Statewide Communications Service, 1752 Van Hise Hall, Madison 53706

Release **Immediately**

10/17/69 jb

## EAGLE HEIGHTS-ETC.

GREEN BAY--Initial plans for a community building in the Eagle Heights housing complex, University of Wisconsin living units for married students on the Madison campus, were approved by the UW regents Friday.

The facility will serve a variety of needs for residents of Eagle Heights and University Houses, located on the west end of the Madison campus. It will house a large, all-purpose activity room, a day-care center, meeting rooms, a kitchen, hobby room, offices, lobby, storage and custodial areas.

The regents last month approved an increase of \$55,000 in the budget for the building, bringing it up to \$300,000. It will be financed solely from Madison campus housing receipts.

In other actions, the regents:

Approved a site southeast of Chapman Hall for the new Humanities Building on the Milwaukee campus;

Approved the razing of the old Short Course dining room, west of and adjacent to the Animal Research Laboratory in Madison, because it is obsolete and no longer needed for University purposes.

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# NEWS OF THE UNIVERSITY OF WISCONSIN

*Housing*

From the University's Statewide Communications Service, 1752 Van Hise Hall, Madison 53706

Release **Immediately**

2/14/69 jb

## BUILDINGS

MILWAUKEE--Initial plans for two University of Wisconsin buildings, one on the Madison campus, the other at nearby Arlington, were approved by the UW regents Friday.

The action authorizes the preparation of drawings and specifications, taking of bids, and construction of a new Feed Processing and Grain Storage Building at the UW Experimental Farm at Arlington, and a Community Building in Eagle Heights, the Married Student Apartment complex on the west end of the campus.

The estimated cost of the Feed Processing and Grain Storage Building, \$500,000, will be financed from funds received from sale of University property to the City of Madison. The structure will contain storage and processing equipment areas, loading and unloading areas, an office, laboratory, and utility space.

It will replace an existing feed mill, constructed in 1929. Expansion of University ave. necessitates its replacement.

The \$245,000 Community Building planned for the Eagle Heights complex will relate to the activities and community life of the married students and their families in this housing area. It will provide a storage area, storage space, social and community areas, and a kitchen.

The project cost will be financed solely by the UW Office of Housing from surpluses and reserve moneys now available.



# NEWS FROM THE UNIVERSITY OF WISCONSIN

Statewide Communications Service, 10 Bascom Hall, Madison, 53706

*Housing —  
Eagle Heights*

Immediately

RELEASE

11/4/66 jb

## BUILDING CONTRACTS

MADISON, Wis.--The University of Wisconsin regents Friday awarded contracts for remodeling of Sabin Hall on the Milwaukee campus.

For general construction work, the Dahlman Construction Co., Milwaukee, entered a low bid of \$204,544.

The contracts are subject to approval of the governor and the state director of engineering.

Sabin Hall is used by the UWM departments of geography and geology. It was part of the facilities acquired from Milwaukee-Downer College several years ago.

Other contracts awarded on this project:

For plumbing, Kurth Plumbing Corp., Milwaukee; \$34,553; heating and ventilating, Kelly-Mohrhusen Co. Inc., Franklin, \$65,791; electrical, Dietz Electric Co. Inc., Milwaukee, \$135,750; laboratory casework, Milwaukee Equipment Co., \$56,676.

Contracts also were awarded on two Madison campus projects:

Eagle Heights sanitary sewer system--structural, Bahr Construction Co., Manitowoc, \$53,850; mechanical, C.A. Hooper Co., Madison, \$15,500; electrical, Ace Electric Co., Madison, \$17,990; pumping equipment, L.W. Allen Inc., Monona, \$3,841; sanitary sewer and force main, Staley and Lawrenz Inc., Beloit, \$113,200.

Add one--building contracts

Medical Library mall and tunnel-- general construction, Vogel Brothers Building Co., Madison, \$81,414; plumbing and sewerage, Welch Plumbing Co., Madison, \$10,880; heating and ventilating, W.O. Zimmerman Inc., Madison, \$2,950; electrical, Badger Electric Construction Co. Inc., Madison, \$12,584.

The regents authorized the leasing of two properties in Madison:

At 311 State St., from A. J. McCance, at \$3,000 per month, to house the central library services for all units of the University Center System,

###



*Housing - Eagle Heights - Married*

Contracts - Married Student Apartments  
(900 Group)

BUSINESS AND FINANCE COMMITTEE

That, subject to the approval of the Governor and the State Director of Engineering, Wisconsin University Building Corporation be authorized to award contracts for construction of Seventh Married Student Apartments (900 Group) on the Madison campus of the University (Project 6510-9, HHFA Project CH-WIS-107(D)) to the low bidder in each category of work on the basis of the base bids as shown below, and that upon the approval of federal Housing and Urban Development Agency of the requested transfer of the loan agreement to Wisconsin State Agencies Building Corporation, or in the event the loan from HUD is not approved, upon the completion of financing arrangements by the Wisconsin State Agencies Building Corporation, the Wisconsin University Building Corporation be authorized to assign the contracts to Wisconsin State Agencies Building Corporation:

General Construction		
John Dahl Const. Co., Inc. Madison, Wisconsin	Base Bid No. 1	\$1,781,000.00
Plumbing		
Rollie Johnson Plbg. & Htg. Service, Inc. Madison, Wisconsin	Base Bid No. 2	249,999.00
Heating		
Rollie Johnson Plbg. & Htg. Service, Inc. Madison, Wisconsin	Base Bid No. 3	218,000.00
Electrical		
Academy Electric, Inc. Madison, Wisconsin	Base Bid No. 4	209,368.00
Grading & Sitework		
Madison Crushing & Excavating Co. Madison, Wisconsin	Base Bid No. 5	98,890.00
Landscaping		
Four Lakes Landscaping Middleton, Wisconsin	Base Bid No. 6	51,959.00
Sewer & Water Mains		
Len Schlobohm Excavating, Inc. Madison, Wisconsin	Base Bid No. 1	83,000.00;

and

That the attached schedule of costs totalling \$3,228,000.00 be approved, to be financed \$3,198,000.00 by borrowed funds and \$30,000.00 from Residence Halls Revolving Fund, 20.830(2)(g).

Item II, 2, b

6/10/66

UNIVERSITY OF WISCONSIN  
 BUREAU OF ENGINEERING PROJECT 6510-9  
 PROJECT CH-WIS-107(D)  
 SEVENTH MARRIED STUDENT APARTMENTS (900 GROUP)

Construction Budget

Construction

Firm Bids Received:

General Construction	1,781,000.00	
Plumbing	249,999.00	
Heating	218,000.00	
Electrical	209,368.00	
Grading & Site Work	98,890.00	
Landscaping	51,959.00	
Sewer & Water Mains	83,000.00	
Total Firm Bids		2,692,216.00

Items To Be Bid:

Fixed Equipment - Kitchen		
Units	123,000.00	
Central Sewer	60,000.00(1)	
Total Items To Be Bid		183,000.00

Construction Contingency 84,784.00(2)

Total Construction \$2,960,000.00

Architect & Engineering		105,000.00
Legal Expense		8,000.00
Administrative Expense		6,000.00
Interest During Construction		80,000.00
Government Field Expense		7,500.00
Project Contingency		31,500.00

Total Project Construction Cost \$3,198,000.00

Movable Equipment 30,000.00  
(3)

Total Project Cost \$3,228,000.00

(1) Fixed contribution chargeable to this project.

(2) Includes \$25,000 for anticipated change order for room air conditioner sleeves & wiring.

(3) To be financed by owner.



# NEWS FROM THE UNIVERSITY OF WISCONSIN

Statewide Communications Service, 10 Bascom Hall, Madison, 53706

*Housing  
Eagle Heights - Thorne*

RELEASE ~~immediately~~

6/10/66 jb

## STUDENT APARTMENTS, TROUT LAKE

MADISON, Wis.--Contracts for construction of the "900 group" Married Student Apartments in Madison and the Trout Lake Biological Laboratory in Vilas County were approved by the University of Wisconsin regents Friday.

The apartments will be two-level brick exterior one, two, and three bedroom units of the same design as the adjoining "700" and the "800" complexes. Construction is to begin within the next six weeks and be completed before September, 1967.

The low bid of \$1,781,000 for general construction was entered by the John Dahl Construction Co. Inc., of Madison. Other contracts for the apartments' structure:

For plumbing--Rollie Johnson Plumbing and Heating Service Inc., Madison, \$249,999; heating--Rollie Johnson Plumbing and Heating Service Inc., \$218,000; Electrical--Academy Electric Inc., Madison, \$209,368; grading and site-work--Madison Crushing and Excavating Co., \$98,890; landscaping--Four Lakes Landscaping Inc., Middleton, \$51,959; and sewer and water mains--Len Schlobohm Excavating Inc., Madison, \$83,000.

The Wisconsin University Building Corp. filed an application with the Housing and Home Finance Agency for loan assistance in financing the \$3,418,000 project. The loan will be amortized later by rental charges paid by occupants.

To be used by the UW department of limnology, the biological laboratory at Trout Lake will be built on land purchased from the Wisconsin Conservation Department. The project will cost \$143,000, including land, with the state and the National Science Foundation sharing the cost.

Add one--Student apartments, trout lake

The Wergen Co., Inc., Wausau, had a low bid of \$63,435 for general construction. The plumbing and heating contract was awarded to Taylor Plumbing and Heating Inc., Rhinelander, on a bid of \$29,344; and Emmerich's Inc., Minocqua, received the electrical contract on its \$7,785 bid.

##

*Eagle Heights Housing -  
Married Student Apts*

The Housing Situation for Young Married Faculty Members on the Madison Campus

Facts:

1. The University owns and operates 150 apartment units, known as University Houses, which are located on the extreme western edge of the Campus and adjoining the 828 unit Eagle Heights apartment development for married graduate students, also operated by the University. University Houses are open to all married faculty, but priority for admission is by rank, with full professors having first priority. Most of the units are occupied by young faculty members in the lower ranks; there are now 118 units occupied by assistant professors or below.

Rents in University Houses are held at levels comparable with the Madison rental market and any surplus funds generated thereby are returned to the Graduate School in accordance with an agreement made at the time the Wisconsin Alumni Research Foundation turned over the units to the University. The present rental structure is as follows (including heat and water):

	<u>Number</u>	<u>Monthly Rent</u>
1 bedroom apartments	52	\$105
2 bedroom apartments	90	\$125
3 bedroom apartments	8	\$145

2. The University now employs, excluding assistants, about 1185 full time

academic staff members on the Madison Campus at the rank of assistant professor and below in the following categories:

	<u>Number</u>	<u>Academic Year</u>	<u>Average Salary</u> <u>Annual</u>
Assistant professors	660	8,965	\$11,194
Instructors	200	6,630	8,948
Miscellaneous	324	8,866	8,506

For the most part, only the instructors and assistant professors have faculty status. The miscellaneous category includes a variety of academic nonfaculty positions such as residents and interns, lecturers, coaches, and the like. The instructor rank is used principally for those young faculty members who have not yet received the PhD degree and thus is not generally used for persons who will be retained at that rank more than 1 or 2 years. Persons at this rank have a difficult housing problem in Madison because of their comparatively low income and the fact that they are not eligible for admission to Eagle Heights.

3. Assistant professors most closely fit the definition of "young faculty" in the sense that they have usually completed the PhD or equivalent training and will be retained for a period of three or more years while consideration is given to extending them tenure. It is at this rank that the University must be most concerned with its competitive position in respect to salary and fringe benefits. Thus, it is with this group that it is most important, from the point of view of the University, that there be ample housing at rental or sales prices the group can afford.

4. The average assistant professor has an academic year appointment but the majority can usually find employment in the summer. Thus, it seems safe to conclude that the average annual salary for this rank is from \$10,000 to \$11,000 (1/3 of those in this category do have annual appointments with an average salary of nearly \$11,200.)

5. An accepted rule of thumb is that a family should spend about 20% of its income on housing. Using this index, the average assistant professor can afford to pay at least \$160 to \$180 for housing, including utilities. Since experience indicated that many young families put as much as 25% or 30% of their income into housing, it would be possible for some families at this rank to pay as much as \$200 per month for housing. By the same token, there are a significant number of families at the minimum academic year salary for the rank, which is now \$8400 for nine months who can afford to pay little more than about \$140 or \$150 per month.

6. There are now about 5555 rental units in Madison in structures with four or more units. For purposes of discussion, no reference will be made to homes available for sale because it is assumed that the majority of assistant professors are not able to afford or do not choose, because of the uncertainty of the length of time they will live in Madison, to live in this type of housing.

7. Almost all of these private rental units are presently renting for under \$180, which one can somewhat arbitrarily assume is the maximum rate

that an assistant professor would afford. The great majority (4,760 or 85% of the total number) of these units are renting at under \$150.

8. As of January 1, 1966, 4760 or 85% of all private rental units in Madison were renting for \$150 per month or less. The vacancy rate in Madison rental properties has been constantly increasing over the past 3 years. While this is true of all units, it is particularly true of units coming on the market. For example, the category of units completed after March, 1963 showed a vacancy rate of 4.7% on January 1, 1965 and 10% a year later. The Federal Housing Administration, which insures the mortgages on many multi-family housing projects, is genuinely concerned with the overbuilding of apartments in Madison.

9. There is also a marked tendency for single students to join together to rent an apartment. It can be assumed that the increasing liberalization of housing regulations for single undergraduates will encourage this tendency, which obviously works to the economic disadvantage of the married student or to the young faculty member looking for the same type of housing. At the moment, however, this is not a factor creating an absolute shortage of housing, but rather should be considered as something which contributes to increasing the rent levels.

Conclusions:

1. While the University's Madison Campus employs well over 1,100 persons in the rank of assistant professor and below, most of them married with families,



the income of such employees, with the possible exception of instructors who are usually employed at that rank for very short periods of time, is sufficiently high that most can afford private rental housing at levels where there is currently an ample supply of housing in Madison.

2. The Madison rental market is currently subject to the counterpressures of overbuilding and an ever increasing proportion of single and married students seeking apartments. However, the present situation is characterized principally by the former factor to the point where there is certainly no shortage of rental units within the means of the average assistant professor.

3. While there are obvious advantages to the assistant professor's family in living in University Houses - principally the companionship of others in like circumstances and the proximity to the Campus - it is difficult to conclude that the present Madison housing market justifies the construction of additional faculty housing to be offered at rental rates comparable to the private market.

4. A Madison Campus faculty committee has recently been appointed to review the policies used in administering the University Houses. It is expected that the committee will give special attention to the length of time that a family may reside in the Houses. At present, the maximum period is 5 years and a large number of the residents remain for this length of time. It may be appropriate to lower the maximum tenancy period in order to make more units available to faculty families just arriving in Madison.

22 February 1966

Rev. 2 March 1966

*See also  
Cash Hts  
Married  
Units*

## MARRIED STUDENT APARTMENTS - 900 GROUP

## ESTIMATED BUDGET

	PROGRAMMED	STAGE II	STAGE III
General Construction		\$1,835,100	
Heating, Vent., Air Cond.		230,000	
Plumbing		250,000	
Electrical		235,000	
Elevator			
Fixed Equipment		123,000	
Other - Site Work		135,300	
<b>BUILDING CONSTRUCTION COST</b>	<b>\$3,394,000</b>	<b>\$2,808,400</b>	
Architect's Fee	168,000	148,500	
Bur. of Eng. & Supervision		combined with Architect's fee	
Movable Equipment	31,000	30,000	
Planting	23,000	18,000	
Contingency	112,000	183,800	
Other			
<b>PROJECT COST</b>		<b>\$5,189,700</b>	
Utility Extension		109,800	
Land Purchase			
Legal Fees	14,000	14,000	
Interest	98,000	80,000	
Other - Central Sewer Development Government Field & Audit Expenses		60,000 7,500	
<b>TOTAL COST</b>	<b>\$3,840,000</b>	<b>\$3,460,000</b>	
Reserve for Proposed Community Building		80,000	
<b>FINANCE COST</b>	<b>\$3,840,000</b>	<b>\$3,540,000</b>	
	300 units	246 units	

22 February 1966

MARRIED STUDENT APARTMENTS - 900 GROUP

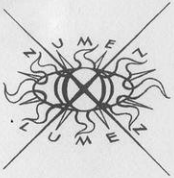
CALCULATION OF AREA AND TIME SCHEDULE

CALCULATION OF AREA

	PROGRAMMED		STAGE I CONCEPT	STAGE II PRELIMINARY DRAWINGS		STAGE III FINAL DRAWINGS	
	NET AREA (approx)	GROSS AREA	GROSS AREA	NET AREA (approx)	GROSS AREA	NET AREA (approx)	GROSS AREA
Basement					29,373		
1st Floor					101,531		
2nd Floor					101,531		
Penthouse							
Totals					232,435		

TIME SCHEDULE

	AS PROGRAMMED	AS ESTABLISHED AT STAGE II	AS ESTABLISHED AT STAGE III
Completion - Stage I			
Completion - Stage II			
Completion - Stage III			
Advertisement for Bids	4 April 1966	4 April 1966	
Bids Received	12 May 1966	12 May 1966	
Construction Start	15 June 1966	15 June 1966	
Construction Complete	15 August 1967	15 August 1967	



# NEWS FROM THE UNIVERSITY OF WISCONSIN

*Housing*

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

RELEASE

Immediately

3/4/66 jb

## BUILDING REVISIONS

MADISON, Wis.--Revisions in two Madison campus building projects were approved by the University of Wisconsin Board of Regents Friday.

Approved were an additional floor for the proposed Engineering Research Building and a reduction from 300 to 246 of the number of units in the proposed "900 group" Eagle Heights Apartments for married students. The reduction will permit better land utilization.

The engineering addition will provide laboratory and office space for plasma physics--the study of movement of objects in gas under pressure. It will add \$370,000, to be financed by non-State funds, to the \$5,009,000 estimated cost.

When completed in the fall of 1968, Engineering Research will be a 14-story tower facility on the Engineering campus south of the Minerals and Metals Building. Last month the regents authorized the preparation of initial plans and specifications for the project.

The National Science Foundation has been asked to provide \$1,643,000 of the total cost. It is anticipated that \$300,000 will come from federal funds provided by the Higher Education Facilities Act, and the remainder from gift monies and matching state funds allocated for the current biennium building program by the State Building Commission.

Three floors will be devoted to automotive and instrumentation laboratories. Altogether, the structure will provide 72 laboratories and 125 offices.

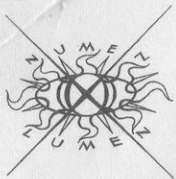
Add one--bldg. revisions

To be erected between Eagle Heights and University Houses, the proposed "900 group" of Married Student Apartments will be two-level brick exterior one, two, and three bedroom units of the same design as the adjoining "700" and "800" units. Construction is expected to start in June, with completion scheduled for August, 1967.

The regent action also authorizes preparation of final plans and specifications for the new living units.

The Wisconsin University Building Corp. has filed an application with the Housing and Home Finance Agency for loan assistance in financing the \$3,418,000 project. The loan will be amortized later by rental charges paid by occupants. Earlier units in the complex on Madison's west side were completed in 1957, 1958, 1959, 1963, and 1965, and consist of 865 apartments.

# # #



# NEWS FROM THE UNIVERSITY OF WISCONSIN

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

10/22/65 jb

RELEASE

Immediately

MADISON, Wis.--Approval of ten contracts for construction of Gymnasium II, an addition to the present University of Wisconsin swimming pools on Observatory Drive in Madison, was reported to University regents Friday by their executive committee.

The new schedule of costs, subject to approval of Gov. Warren P. Knowles and the state director of engineering, totaled \$3,140,000, \$660,000 under initial estimates. The State Building Commission has authorized funds for erection of the new unit.

Anthony Grignano Co., Madison, was awarded the general construction contract based on a bid of \$1,639,350. The other contracts went to:

Heating, ventilating, and air conditioning--J. E. Robertson Co., Wauwatosa, \$381,500; electrical--Cirves Electric Corp., Madison, \$214,653;

Plumbing--M. J. Thomas Heating Service, Madison, \$183,221; lockers--Lyon Metal Products Inc., Milwaukee, \$31,706; sewer and water mains--Garrett Construction Co. Inc., Madison, \$27,155; hydraulic platform lift--Berman-Kern Elevator Co. Inc., Madison, \$2,232;

Laboratory and classroom equipment--Milwaukee Equipment Co., Milwaukee, \$9,746; gym equipment--Valley School Suppliers, Appleton, \$11,950; and lecture room seating--Wisconsin School Service, Madison, \$1,825.

add one--contracts

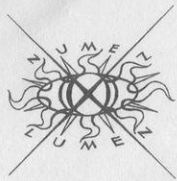
*Thuring Heights  
Eagle Heights*

The gymnasium addition will be a two-story facility for men's physical education classes and intramural sports activities. It is expected to be completed in July, 1967, and provide space for eight basketball courts, convertible into six volleyball and 12 badminton courts; a gymnastics-exercise space; and two multi-purpose areas for fencing, weight training, golf practice, tennis boards, and conditioning facilities.

There also will be six handball and three squash courts, classrooms, research areas, staff offices, and locker space.

The executive committee also reported approval of a \$49,711 contract with the Dyson Construction Co., Madison, to reroof Group 100 of the University's Married Student Apartments in Eagle Heights, Madison. Built in 1957, the units consist of 100 apartments and were the first of eight such groups which now total 828 apartments in the complex.

\* \* \*



# NEWS FROM THE UNIVERSITY OF WISCONSIN

*Housing -  
Eagle Heights*

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

RELEASE

Immediately

10/22/65 jb

MADISON, Wis.--An agreement with the City of Madison to install, operate, and maintain a sanitary sewer which will serve the Married Student Apartments in Eagle Heights was approved by the University of Wisconsin regents Friday.

The University will pay the city \$9,000, the sum representing the added cost of larger pipes required to serve the maximum load in the apartment units.

The agreement provides that the University will have the right to tie into the sewer system at any time without further assessment.

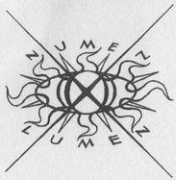
The regents also transferred the financing of Ogg Hall, a unit in the Madison campus Southeast Dormitory and Recreational Area, from the Wisconsin University Building Corporation to the Wisconsin State Agencies Building Corporation. The Wisconsin University Building Corporation had planned to obtain the \$4.2 million needed at 3.625 per cent interest from the Housing and Home Finance Agency of the federal government. However, the Wisconsin State Agencies Building Corporation recently has been able to obtain funds for such construction from private sources for 3.48 per cent interest. The transfer is subject to approval of the State Building Commission.

Signing of a two-year lease to Grant County, covering a 2½ acre parcel of land at the Lancaster Experimental Farm on which the county will construct a headquarters building at its own expense, was authorized by the regents.

The regents approved leasing a portion of the first floor property at 603 University Ave. from Herman E. Postweiler at \$225 a month, for use by the state testing program.

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# NEWS FROM THE UNIVERSITY OF WISCONSIN

*Housing -  
Eagle Heights Married*

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

Immediately

9/24/65 jb

RELEASE

MADISON, Wis.--A recommendation that 300 additional units of Married Student Apartments be built between Eagle Heights and University Houses was approved by the University of Wisconsin regents Friday.

In addition to approving the site, the regents granted authority for the preparation of preliminary plans and specifications, with a completion goal of 150 units by the fall of 1967 and the others by September, 1968. The regent action calls for the Wisconsin University Building Corp. to file an application with the Housing and Home Finance Agency for loan assistance for financing the project. The loan will be amortized later by rental charges paid by occupants.

The new units will be known as the 900 and 1000 groups of apartments. The earlier units in the complex on Madison's west side were completed in 1957, 1958, 1959, 1963, and 1965, and consist of 865 apartments.

Sites for two future construction projects on the University's Madison campus also were approved.

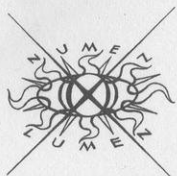
One is 600 N. Park St., where plans outline a high-rise tower Undergraduate Library. This is designed to provide offices, facilities for the library, the department of library science, and a parking facility. A tower which will be part of the structure may include faculty dining facilities and meeting rooms.

The other is the location of the proposed Communication Arts Building in the block bounded by University Ave., N. Park St., W. Johnson St., and N. Murray St. for journalism, speech and radio-television. Half of this area was planned for a University graduate center.

Add one--sites

Property recently acquired in the 600 block of W. Johnson St. was assigned temporarily by the regents as a University parking area. This includes the half block bounded by W. Johnson, N. Lake, N. Frances, and Conklin Ct. The University has planned to use this area for development of student housing.

# # #



# NEWS FROM THE UNIVERSITY OF WISCONSIN

*Housing -  
Eagle Heights*

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

9/24/65 vh

RELEASE

Immediately

MADISON, Wis.--A recommendation by Pres. Fred Harvey Harrington that an easement be granted to the City of Madison for the construction and maintenance of a sanitary sewer in the Eagle Heights--Shorewood Hills area was approved by the University of Wisconsin regents on Friday.

The proposed sewer would be constructed on a general line from Lake Mendota Drive beginning at a point west of Eagle Heights Drive and east of the wooded Eagle Heights area, extending southerly to the orchard area north of University Houses, and thence southwesterly to Edgehill Drive in the Village of Shorewood Hills.

The regents also approved a further recommendation by Pres. Harrington concerning the proposed easment: that the Madison campus planning committee be directed to present a formal recommendation for the granting of the easement. The recommendation as outlined would include the requirements concerning the sewer line capacity, a detailed survey of the easement, and the amount of the contribution toward construction to be made by the University.

That contribution would be subject to an understanding that the University would be permitted to make future additional connections to the sewage line without additional payments.

# # #

*Answering*

Q. Married Student Apartments

114 apartments will be included in this project in Eagle Heights, unit 6 (800 series of apartments) of Eagle Heights. Total cost of the project is \$1,488,500, financed by the University.

The apartments are scheduled to be completed by July 15, 1965, but construction work is a bit behind schedule. However, they will be ready for occupancy by the start of school in the fall.

All 114 apartments in the 800 series will be two-bedroom. This brings the total University owned apartments to:

	Eagle Heights	Harvey Street
one bedroom	306	24
two bedroom	<u>522</u>	<u>24</u>
Total	828	48

Combined totals:

one bedroom	330
two bedroom	<u>546</u>
Total	876

*Housing  
Eagle Heights*



# NEWS FROM THE UNIVERSITY OF WISCONSIN

Serving the state through campuses at Madison and Milwaukee, nine University Centers, and a statewide extension system.

9/25/64 jb

Immediate Release

MADISON, Wis.--The University of Wisconsin Friday authorized contracts for construction projects aggregating \$476,848.

The following awards made by the regents' executive committee were accepted:

For Phase I of the Biotron, Madison campus: steam service, Welch Plumbing Co., Madison, \$47,300; electric and telephone service, Havey Electric Co., Madison, \$72,333.

In connection with remodeling of University Hospitals, Madison: general construction, Gilbert Builders Inc., Madison, \$56,142; electrical, Badger Electrical Construction Co. Inc., Madison, \$20,000; plumbing, C. A. Hooper Co., Madison, \$13,200; heating, ventilating, and air conditioning, Kilgust Heating Inc., Madison, \$5,850.

Eagle Heights sanitary sewer project: general construction, Garrett Construction Co. Inc., Madison, \$10,630; electrical, R. D. Schnurbusch Inc., Madison, \$300.

Remodeling, University of Wisconsin-Milwaukee: general construction, T. V. John and Son Inc., Elm Grove, \$28,100; plumbing, Zien Plumbing and Heating Co., Milwaukee, \$1,007; heating and ventilating, Mayer Heating Co. Inc., Wauwatosa, \$10,101; electrical, Lemberg Electric Co. Inc., Milwaukee, \$12,590.

The regents also confirmed action of the University vice president and trust officer in authorizing the following building project contracts:

For construction of sanitary and storm sewers, University Hospitals, with Central Contracting Corp., Oshkosh, \$153,000.

Laboratory equipment for Classroom-Laboratory Building I, UWM, with the Walrus Manufacturing Co., Decatur, Ill., \$46,295.

##

12/1/63

File - Eagle Hts

Housing - Eagle Heights

UNIVERSITY OF WISCONSIN  
MARRIED STUDENTS APARTMENTS  
EAGLE HEIGHTS

Two miles west of the University of Wisconsin's main Madison campus, where Sauk and Winnebago Indians once lived, fought, hunted, farmed, and died, are the UW's Married Students' Apartments in Eagle Heights.

Initiated by the University Board of Regents in 1950, the first seven groups in the complex were completed between 1957 and 1963, and consisted of some 750 apartments. An eighth unit is in process of construction, and will provide another 114 apartments when completed in September, 1965.

Two stories high, and located on a wooded 25-acre site near Lake Mendota, the apartments give hard-pressed graduate and professional students good, clean, livable, though modest accommodations at a fair price. They pay \$75 for a one-bedroom apartment, \$88.50 for two-bedroom accommodations.

The UW has over 3,000 married students in the Graduate School, and this is where the problem exists. Most of them must support families, sometimes with two or three youngsters, on minimal incomes. Their experiences on the local economy for the most part are less than satisfying.

George F. Gurda, assistant director of residence halls for the University explains:

"I believe we are satisfying a good portion of the present demand, which has been terrific since the mid-1950s. We give preference to graduate couples with children. Those with three or more children are given priority for two-bedroom quarters."

Each unit has about 540 square feet of living space. There are laundry rooms with coin-operated automatic washers and dryers. Heat and softened water are provided by the UW, but the students pay their own electric and telephone bills. Each apartment has a locker room in the basement.

## Add one--Eagle Heights

All apartments are unfurnished except for electric stove, garbage disposal, and a small refrigerator. Outside parking is available, and each building in the complex has its own outdoor play area for the tots.

The city bus line runs about four blocks away. A campus shuttle bus is available in the morning, at noon, and again in late afternoon. A shopping center is located some eight blocks away.

Residents of Eagle Heights sign contracts but these bear no expiration date. Tenants may remain as long as they are eligible students. Notice must be given 45 days before leaving the apartments, however.

Like a little village by itself, Eagle Heights has its own trucks for garbage removal and snow plowing. There is a resident manager for every 114 units.

Before Eagle Heights became a reality, the married students were living in such scattered places as Truax Field, on the other end of Madison; the Badger Ordnance Works at Baraboo, some 30-35 miles away; and in trailer camps on the campus, all sponsored by the University.

To meet projected enrollment increases, another 160 apartments are scheduled to be ready by late 1966 and 150 more in late 1967.

The entire series of projects is being financed by loans to be amortized through rentals paid by the student families occupying the apartments. The rents, Gurda said, are based on amortizing the loans and covering maintenance costs.

##

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON, WISCONSIN 53706

*Housing*

3/6/64 jb

RELEASE:

Immediately

MADISON, Wis.--A dining facility for 3,200 dormitory residents, and apartments for 114 married students on the Madison campus received final authorization from University of Wisconsin regents Friday.

Final plans for Gordon Commons, food service building expected to be ready for Southeast Dormitory and Recreational Area residents before September, 1965, were approved, as were those for the sixth married student apartment unit at Eagle Heights on the western edge of the campus.

Cost of Gordon Commons was estimated at \$4.2 million, with \$525,000 of this amount going for land and right-of-way purchases. Construction is expected to start within three months. The facility will consist of one main floor and a basement area, providing six large dining rooms, two meeting rooms, offices and conference areas, plus kitchen space. Like the dormitory units, it will have an exterior construction of brick and pre-cast concrete.

Gordon Commons was designed by J. and G. Daverman, Grand Rapids, Mich., architects, who also designed Sellery Hall, completed last fall, and Witte Hall, scheduled for completion this summer, the initial living units in the project.

The dining facility is located in the north half of the block bounded by West Johnson, West Dayton, North Lake, and North Murray streets. Features of the project will include a sunken courtyard to be viewed from two lower level dining rooms, a bridge over Lake Street leading to Witte Hall, and promenades leading to Sellery, Witte, and Ogg halls. Ogg is to be the third residence unit in this area.

-more-



Add one--dorm buildings

The married student apartments unit, to cost an estimated \$1.4 million, is planned to be ready in September, 1965. It will have a brick exterior and pitched roofs for the clustered buildings which are to flank a triangular open court. There will be a play area, providing easy supervision of children of pre-school age. Construction is expected to start this spring. It was designed by Eugene Wasserman, Sheboygan architect.

The first five units in the complex were completed in 1957, 1958, 1959, and 1963, and consist of 750 apartments.

The apartment units and Gordon Commons are being financed by loans to be amortized through rentals and charges paid by students using the facilities.

###

# U. W. NEWS

6/19/64 eh

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON, WISCONSIN 53706

RELEASE: 10 a.m. Monday, June 22

*Hawley  
Eagle Heights  
Married Student*

By EDWARD HAWLEY

MADISON, Wis.--Achoo!

A child sneezes, his mother and father wheeze, his brothers and sisters sniffle, and together this family is doing its part to speed the search for the prevention of the common cold.

For the past year, residents of Eagle Heights--families of married University of Wisconsin students--have been counting, cataloguing, and describing their sneezes for the UW Respiratory Research Laboratory as part of a research effort aimed at developing vaccines against the common cold and similar respiratory infections.

Eagle Heights is one of 11 selected population groups in the U.S. participating in this program sponsored by the U.S. Public Health Service. It is unique in that it represents the only middle class civilian family survey.

Since 1956, according to Dr. Alfred S. Evans, professor and chairman of the department of preventive medicine at the UW Medical School, progress in determining the course of respiratory infections has proceeded at a very rapid rate. And this has occurred mainly as a result of several breakthroughs in research techniques.

"Literally hundreds of new viruses have been discovered since 1956, and many of these agents have been associated with colds," said Dr. Evans.

Currently two programs are being carried on at Eagle Heights.

In the first, families living in 400 two bedroom apartments are surveyed by telephone each week in order to determine the general pattern of all infectious diseases within the population. The two bedroom units have been chosen in order to include more children.

-more-

Add one--Achoo

In the second program, 25 families in three selected buildings are being intensively surveyed for infectious disease and each member of the family is submitting throat swabs or similar specimens for virus studies.

A specimen is submitted for each respiratory illness in any member of these families. In addition, each family keeps its own disease record in the form of a "sneeze sheet".

Thus far, says Dr. Elliot Dick, assistant professor of preventive medicine, who is in charge of the laboratory work, viruses have been grown from 24 per cent of all specimens submitted to the UW Respiratory Research Laboratory.

"But", Dr. Dick, emphasized, "this percentage may not be representative of the amount of disease which is caused by these viruses, since the growth of viruses causing respiratory infections is a very tricky business subject to many technical difficulties."

He said that the exact importance of these viruses in causing respiratory disease in this intensively studied group of families will not be known until certain tests with blood specimens taken from these persons at intervals are completed. At present the majority of the viruses are unidentified, but most appear to be of the recently discovered common cold virus group.

At the moment, outbreaks of two identifiable viruses can be reported.

The first occurred in mid-December when respiratory syncytial virus, first discovered in 1956, caused moderately severe respiratory disease among four families residing in one of the intensively studied apartments. At present this virus is a leading candidate for inclusion in a vaccine.

Then a small outbreak of parainfluenza 3 virus, discovered in 1958, was noted in another building. This virus has properties in common with the virus which causes influenza. It is also a leading candidate for inclusion in a vaccine.

Dr. Evans indicated that unless production problems proved to be insurmountable, it is planned to have a respiratory vaccine available for study in Eagle Heights during the school year 1964-1965.

-more-

Add two--Achoo

The investigation is being sponsored by the Vaccine Development Program of the National Institutes of Health, U. S. Public Health Service and the UW's Department of Preventive Medicine. Similar studies, among persons of all ages and from different walks of life, are being made at the universities of Washington, Chicago, Colorado, Virginia, Tulane and Syracuse, and research units of the Public Health Service.

##

# MADISON NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

5/8/64 rt

RELEASE:  
**Immediately**

MADISON--University of Wisconsin regents Friday approved a plan to buy two acres of land the University needs and to sell 16 acres it doesn't need outside of Madison.

The regents asked the State Building Commission to allocate funds for purchase of about two acres of property at the intersection of Mineral Point and Gilbert Roads, in the area planned for married student housing and possible academic buildings.

And they authorized advertising for sale about 16 acres between the main area of the Arboretum and the West Beltline Highway, land not required for Arboretum use.

In other property actions, taken on recommendation of the business and finance committee, the regents authorized amendment of a lease with Lashs, Inc., for space at 3313 University Ave., to cover remodeling required for television when WHA-TV is moved to that building; approved rental of another room in the First National Bank building, 905 University Ave., for the University-Industry Research Program; and rental of half of the first floor and the basement at 1415 University Ave., for use by the University Planning and Construction department.

The regents accepted a report of Vice Pres. A. W. Peterson on the purchase of two parcels in the Southeast Dormitory and Recreation Area. A lot at 805 W. Dayton St. was bought from Pia M. Adkins for \$19,150, and one at 311 N. Park St. from Loretta L. Mueller and others for \$23,750.

-more-

Housing

Add one--land purchase, sale

The regents also authorized purchase of another property in the area, located at 422 N. Murray Street, from the Madison Channing Murray Center, Inc., for \$53,900.

In another action, the regents agreed that if Shorewood Hills provided sewer and water service for the 114 married student apartment units at Eagle Heights scheduled for completion by September, 1965, it would be the last request to the village for additional service there and that when sanitary sewer mains are installed by the University for a western campus development, the entire Eagle Heights project will be transferred to the University system.

##

# MADISON NEWS

*Housing*

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON, WISCONSIN 53706

RELEASE:  
Immediately

5/8/64 jb

MADISON, Wis.--The University of Wisconsin regents Friday approved contracts for five Madison campus building and remodeling projects, including one of \$755,300 with the John Dahl Construction Co., Madison, for general construction of the Sixth Married Student Apartments at Eagle Heights.

The contracts aggregated \$1,425,400 and include:

Sixth Married Student Apartments--plumbing, Rollie Johnson Plumbing and Heating Service Inc., Madison, \$103,552; heating and ventilating, Rollie Johnson Plumbing and Heating Service Inc., \$96,644; electrical, R. D. Schnurbusch Inc., Madison, \$98,330; grading and site work, Northwestern Construction Co. Inc., Middleton, \$77,207; and sewer and water mains, J. K. Walsh Inc., Madison, \$15,960.

Remodeling the receiving and loading area of the Kronshage-Holt food units--general construction, Home Lumber and Improvement Co., Madison, \$14,660; plumbing and heating, Pharo Heating Co. Inc., Madison, \$2,028; electrical, Capital Electric Co., Madison, \$2,326.

Additions and alterations to the basement of the theater wing of the Wisconsin Union--general construction, Orville J. Topp, Madison, \$78,200; plumbing, C. A. Hooper Co., Madison, \$5,858; heating, Kilgust Heating Co., Madison, \$13,325; electrical, Badger Electric Construction Co. Inc., Madison, \$12,890; and elevator, F. Rosenberg Elevator Co. Inc., Milwaukee, \$12,331.

Construction of water mains in University Hospitals area--Garrett Construction Co. Inc., Madison, \$32,695.

Removal and replacement of steps and landings on the south slope of Agricultural Hall--Leo Buchner, Oregon, \$4,094.

The contracts are subject to the approval of Gov. John Reynolds and the state director of engineering.

##

Housing

(Minutes No. 80)

CAMPUS PLANNING COMMITTEE MEETING

2:30 p.m., February 26, 1964 - 819 Irving Place

Members present: Clodius, Crandall, Culbertson, Friedman, Peterson, Strong, Wendt (Chairman), Young.

Consultants present: Ahearn, Dyckman, Galbraith, Kinne, Sites, Small, Tipple, White.

Others present: Halle, Jensen (Secy., pro tem), Lemon, Richards, Newell Smith.

1. Final Plans and Specifications - Eagle Heights Married Student Apartments, 800 Group

Mr. Sites showed the plan and elevations of the proposed Eagle Heights Apartments, 800 Group, to be built at an estimated cost of \$1,488,500. Mr. Smith stated that the utility connections for these apartments will be resolved shortly and they are in the process of obtaining a satisfactory settlement with the Village of Shorewood.

It was moved and voted to recommend to the President:

That the Regents approve the final plans and specifications for the Eagle Heights Married Student Apartments, 800 Group, to be built at an estimated cost of \$1,488,500.

2. Final Plans and Specifications - Gordon Commons Food Service, Southeast Dorms

Mr. Sites showed the plan and elevations for the Gordon Commons Food Service, Southeast Dorms to be built at an estimated cost of \$4,040,000. There was discussion on the outside bronze color of the penthouse and also some concern for the color scheme used on the roof.

There appeared to be some difficulty in snow removal for certain outside areas and there was some discussion on putting in a heating system for those areas. Mr. Ahearn to study the problem and make a recommendation.

It was moved and voted to recommend to the President:

That the Regents approve the final plans and specifications for the Gordon Commons Food Service, Southeast Dorms to be built at an estimated cost of \$4,040,000.



3. Continuation of Building Priorities

Dean Wendt distributed a draft of the sequence list of building priorities for 1965-67. He pointed out that some of the building projects were moved in the list due to the credit load of the departments that would be housed in the proposed building.

Mr. Friedman suggested inviting in the building committee for the large proposed buildings such as communication building to express their views. It was decided to see how things progress at the Saturday meeting on February 29 and then see how to best handle this suggestion.

4. Proposed Remodeling in the Basement of the Theater Wing of the Union

Dean Wendt read a letter from Mr. Butts, Director of the Union, stating that the parties using the proposed remodeled area in the basement of the Theater Wing of the Union have approved the remodeling plans.

5. Location of Proposed Buildings in the Three-Block Area Bounded by Randall Avenue, Johnson Street, Mills Street, and Dayton Street

The following buildings (1) Numerical Analysis and Statistics (2) Meteorology and (3) Engineering Research are proposed to be located in this area along with the possibility of also the West Side Union and graduate housing. Mr. Peterson questioned whether the proper site has been selected for the proposed buildings. He suggested maybe to go south of Dayton Street.

Planning & Construction is requested to study this three-block area and submit their recommendation within 30 days.

6. Announcement

Mr. Peterson announced that a hearing is to be held March 9 for rezoning the west half of the block bounded by University Avenue, Prospect, Kendall, and Princeton.

The meeting adjourned at 5:20 p.m.

DEAN JENSEN  
Secretary, pro tem

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON, WISCONSIN 53706

4/10/64 rt

RELEASE:

Immediately

MILWAUKEE--If the University of Wisconsin is allocated federal funds under the new Educational Facilities Act, it will spend \$1,300,000 to expand its proposed Languages Building on the Madison campus, University regents decided Friday.

The Languages Building, listed on the current building priorities as Classroom Building I at \$2,700,000, would be designed to cost \$4,000,000 if the federal funds are available. The structure, outgrown by the demands for language instruction even before it is out of the planning stage, will be located at the northwest corner of North Charter Street and Linden Drive, west of the Commerce Building.

In other actions on Madison campus buildings and grounds Friday the regents:

1. Authorized their executive committee to award contracts for another group of married student apartments at Eagle Heights, and for improvements to Agricultural Hall, the Wisconsin Union, and the Kronshage-Holt Halls food units;
2. Confirmed purchase of property at 824 W. Johnson St. from Nelson G. Hicks for \$28,500, at 624 W. Johnson St. from Mr. and Mrs. Howard Lunde for \$16,250, and at 823-25 W. Dayton St. from Mrs. Adeline H. Quinn for \$20,450;
3. Authorized the state Department of Administration to lease from Madison Properties Co., 4,560 net square feet at 1922 University Ave. for a monthly rental of \$950 for University hospitals;
4. Accepted an executive committee report on approving contracts for replacing Birge Hall Greenhouses and for landscaping the new Law Building.

**Add one--buildings**

For the greenhouses, the general construction contract went for \$21,862 to Winandy Greenhouse Construction Co., Richmond, Ind; the electrical contract for \$1,845 to Capital Electric Co., Madison.

Law Building landscaping will be done by L. H. Bruce and Son, Inc., Middleton on a low bid of \$7,328.74.

###

Housing

University of Wisconsin  
Division of Residence Halls

Final Project Estimated Costs  
Married Student Apartments  
Eagle Heights #6 (800 Group)

Land and Right of Way	\$-----
Construction*	1,300,300
Non-Fixed equipment	10,000
Architectural-Engineering Services	63,200
Legal and Administrative Costs	5,000
Interest During Construction	35,000
Project Contingency	<u>75,000</u>
Total Project Cost	\$1,488,500

\*Includes \$8,000 for planting

Total Adjusted Square Feet - 89,625  
Construction Cost Per Square Foot - \$14.50  
Project Cost Per Square Foot - \$16.60  
Construction Cost Per Apartment - \$11,406.00

Prepared by L.E. Halle  
February 26, 1964

*Housing  
Eagle Heights*

OUTLINE SPECIFICATION

MARRIED STUDENT APARTMENTS, GROUP 800  
114 two bedroom apartments  
UNIVERSITY OF WISCONSIN, MADISON, WISCONSIN  
EAGLE HEIGHTS, MADISON, WISCONSIN

Eugene Wasserman, Architect  
722 Michigan Avenue  
Sheboygan, Wisconsin  
Job No. 373  
November 25, 1963

Married Student Apartments, Group 800  
114 two bedroom apartments  
University of Wisconsin, Madison, Wisconsin  
November 25, 1963

Eugene Wasserman, Architect  
722 Michigan Avenue  
Sheboygan, Wisconsin

## OUTLINE SPECIFICATION

### A. GENERAL CONSTRUCTION:

#### i. Footings, Foundations, Floor Slabs, Etc.:

##### A. Footings:

Class A, 5½ sack cement, spread type.

##### B. Foundation Walls:

###### 1) Below grade:

Class A, 5½ sack cement, rubbed finish in finish areas.

###### 2) Above grade:

Class B, 6 sack cement

##### C. Slabs (Interior)

Class B, 6 sack cement reinforced 8 x 8, 8/8 welded wire mesh, steel trowel finish. 4 mil. Visqueen Vapor barrier, 6" gravel fill.

##### D. Walks, Curbs, Aprons, Etc:

Class B, 6 sack, air entrained.

##### E. Insulation:

2" Styrofoam perimeter insulation, all slabs on grade.

##### F. Expansion Filler Strip:

½" Flexcell all periphery all basement slabs.

2. Floor Construction:

- A. Wood Joist,  $\frac{1}{2}$ " Plyscord c/d sub-floor;  $\frac{3}{8}$ " underlayment grade plywood.

3. Walls (Bearing):

- A. 12" masonry,  
B. Exposed brick,  
C. Alternate, lightweight masonry block, painted interior faces.

4. Walls, Exterior (Non Bearing):

A. Exterior Facing:

- 1) Johns Manville transitop 11/16"  
2) Face Brick.

B. Sheathing:

$\frac{3}{8}$ " Plyscord c/d

C. Building Paper:

Sisalcraft.

D. Structural Frame:

2 x 4 Fir 16" c.c.

E. Insulation:

Walls - medium thick reflective.  
roof - full thick reflective.

F. Interior Walls, Ceiling:

$\frac{1}{2}$ " Gypsum Board, recessed edge, perf-a-taped.

5. Walls, Interior (Non Load Bearing):

A. Structural Frame:

2 x 4 Fir Studs 16" c.c.

B. Finish:

$\frac{1}{2}$ " Gypsum Board Recess edge, perf-a-taped.

C. Soundproof:

Walls between apartments, insulation, resilient clip.

6. Roof Construction:

A. Structural Frame:

Wood truss rafters, 24" c.c.

B. Roof Boards:

1" x 6" D and M #2 Fir

C. Finish Ceiling:

$\frac{1}{2}$ " Gypsum Board, recessed edge, perf-a-taped, Resilient clip applied.

D. Roof:

235 lb. asphalt strip shingles, Seal-down.

E. Gutters, Conductors:

24 gauge galvanized iron hanging type gutters and exposed conductors.

7. Windows:

Aluminum horizontal slide Petersen or Glidorama Factory Glazed  $\frac{1}{2}$ " insulating glass.

8. Exterior Doors, Frames:

A. Frames:

16 gauge pressed steel, prime coat.

B. Doors:

20 gauge steel, prime coat, 1-3/4".

9. Interior Doors, Frames:

A. Frames:

18 gauge pressed steel, prime coat.



- B. Doors:  
20 gauge steel, prime coat, 1-3/8"
10. Stairs, Balconies:
- A. Stairs:  
Reinforced concrete.
- B. Stair Rails:  
1½" welded steel pipe rails.
- C. Balcony:  
Reinforced concrete.
- D. Balcony Railings:  
1" square steel rod.
11. Wardrobe Doors:  
Hough Thriftmaster #11L, Bass, magnetic catches.
12. Closet Fittings:
- A. Shelving:  
3/4" Fir Plywood, Hardwood edge.
- B. Hang Rod:  
1" Round rigid conduit, Kant Sag Supports.
14. Bathroom Accessories:
- 1 - Miami Carey #1400 Cabinet (Recess)
  - 1 - Miami Carey #7027 Paper Holder (Recess)
  - 1 - Miami Carey #166 Tumbler and tooth brush (surface)
  - 1 - Miami Carey #7042 Soap and Grab (Recess)
  - 2 - Miami Carey #175 - 24" Towel Bars
  - 1 - Miami Carey #8032 Double Robe Hook.
15. Bathroom Finish:  
4½" square Ceramic wall tile, 6' high above floor.

16. Finish Floors, Base:

A. Floor Tile:

9" x 9" x 1/8" Vinyl Asbestos

B. Base:

4" Rubber Top-set.

B. PLUMBING:

1. Domestic Water Supply:

From Madison Mains

2. Sanitary Sewer:

Hook into Madison Metropolitan Sewerage District line.

3. Piping:

A. Water - copper

B. Waste - cast iron.

4. Hot Water Generator; Storage Tanks:

Gas fired "BURKAY" type, one generator each 12 apartments.

5. Water Softeners:

Bruner, 2 AB Twin or Capital 2 FA - Twin.

6. Fixturess

A. Bath:

Kohler White Cosmopolitan K535F.

B. Lavatory:

Kohler White Juneau K1623A

C. Closet:

Kohler White Bolton K3675-EBA

C. ELECTRICAL:1. Power:

From Madison Gas & Electric. Underground secondary distribution from vault in Building #706 to meter locations in each building. Characteristic 60 amp 115/220v - 3 wire.

2. Metering:

Separate meter each apartment and utility room.

3. Lighting:A. Living Room:

Portable lamps plugged into switched receptacles (Lamps by tenants).

B. All other areas:

Ceiling and bracket incandescent fixtures.

D. HEATING, VENTILATING:1. Heating:

Hot water baseboard; all apartments. Separate gas fired boiler each building. Individual thermostatic control each apartment.

2. Flues:

Flintkote Van Packer type.

3. Ventilation:

Positive exhaust type ventilation from bathrooms and kitchenette area.

4. Laundry Rooms:

Unit ventilator type, F.A. Intake

MARRIED STUDENT APARTMENTS - 800 GROUP

P & C  
 J.S. Rule  
 26 Nov 63

ESTIMATED BUDGET

General Construction	\$ 825,000
Heating, Vent., Air Cond.	101,500
Plumbing	130,000
Electrical	91,200
Elevator	
Kitchen Equipment	54,100
Site Work	62,000
<b>BUILDING CONSTRUCTION COST</b>	<b>\$ 1,263,800</b>
Architect's Fee, Bur. of Eng. & Supervision	63,200
Movable Equipment	10,000
Planting	8,000
Contingency	75,000
Other	
<b>PROJECT COST</b>	<b>\$ 1,420,000</b>
Utility Extension	28,500
Land Purchase	
Legal Fees	5,000
Interest	35,000
Other	
<b>TOTAL COST</b>	<b>\$ 1,488,500</b>

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

12/6/63 jb

MILWAUKEE--Preliminary plans and specifications for the sixth Married Student Apartments unit at Eagle Heights on the western edge of the Madison campus were approved by the University of Wisconsin regents Friday.

The new two-story unit, to cost an estimated \$1,488,400, will provide 114 two-bedroom apartments for married graduate students and their families. The first five units in the complex were completed in 1957, 1958, 1959, and 1963, and provide 749 apartments.

Designed by Eugene Wasserman, Sheboygan architect, plans for the sixth project outline brick exteriors and pitched roofs for the nine buildings in the unit. The living units will be constructed in a cluster flanking a triangular open court. There will be a play area, providing easy supervision of youngsters of pre-school age.

The UW hopes to have the new facilities ready for occupancy by late summer, 1965.

The Eagle Heights apartments are located on a hilly 25 acre site at the apex of the drive around Lake Mendota as University property approaches the suburb of Shorewood Hills.

The entire series of units is being financed by loans to be repaid through rentals paid by student families occupying the apartments.

###

# U. W. NEWS

12/8/61 rt

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

*Housing  
Eagle Heights*

MILWAUKEE--Monthly rental rates for Married Student Apartments, and room and board rates for Summer Sessions in University Residence Halls were raised by University of Wisconsin regents Friday.

Both the Harvey Street and Eagle Heights apartment rentals were increased. One-bedroom apartments will go up from \$72 to \$75 per month, and two-bedroom apartments from \$85 to \$88.50 beginning next July 1.

Summer Session rates in Residence Halls were increased \$10 a person by the regent action. Rates for the eight-week session next Summer will range from \$215 for double rooms in Elizabeth Waters Hall rented as singles, down to \$170 for small doubles rented to two in Tripp and Adams Halls. Rates per couple at the married student dormitory in Kronshage Hall will be \$340 for two.

Increased operating costs were blamed for the rise by University officials.

###



# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

11/8/63 rt

RELEASE:

Immediately

MADISON--University of Wisconsin regents were advised Friday that some <sup>400</sup>~~350~~ acres of farmland just west of Madison should be held for general University instructional, research, experimental, and student housing purposes.

The recommendation came from a special faculty committee headed by UW Vice Pres. Robert Clodius. The acreage is in the general area of the University Hill Farms development which in recent years has been sold to the public for housing, offices, schools, churches, and parks.

The committee recommended retention of the 217-acre Charmany farm on the south side of Mineral Point Rd. west of Gilbert Rd., the 120-acre Rieder farm just outside the Madison city limits on the south side of Mineral Point Rd. east of Gilbert Rd., and the remaining portion of the Gugel farm, approximately <sup>50</sup>~~10~~ acres, at the north side of Mineral Point Rd. at Gilbert Rd. Much of the Gugel farm already has been sold or dedicated for park as part of the University Hill Farms development.

In addition to holding these lands, the committee suggested the purchase of private properties at the corner of Mineral Point and Gilbert roads. It recommended that the University work with the city to determine mutually satisfactory use of park-like and open spaces in the area to be held, and that a "land-needs study" for the College of Agriculture, which has used these farms for experiments, be undertaken.

-more-

*Housing  
Eagle Heights*

Add one--farmland

The committee extended its consideration into other long-range University planning and recommended that married student housing facilities should not be built east of the north-south portion of Lake Mendota Drive on the Eagle Heights farm at the base of Picnic Point. The group also made these suggestions:

1. The Eagle Heights area east of the north-south portion of Lake Mendota Dr. should be reserved primarily for academic purposes;
2. Additional housing for married staff and students should be concentrated at Eagle Heights west of Lake Mendota Dr. and at the Gugle farm site;
3. A dormitory complex should be located on the western end of the Madison campus eventually to house students oriented to the academic facilities to be built in the Eagle Heights area east of the drive;
4. Additional student service and activity facilities should also be constructed to complement these developments on the western end of the campus.

In its studies the committee reported that it had considered University needs in the Madison area for teaching and research up to 1980 and beyond.

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# U. W. NEWS

*Housing*

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

9/6/63 jb

Immediately

MADISON, Wis.--Final plans and specifications for Phase 3 of the University of Wisconsin's 4,000-student, \$28 million Southeast Dormitory and Recreational Area in Madison were approved by UW regents Friday.

Ogg Hall, a 13-story, twin-tower structure designed to house 960 male undergraduates, will be built in an area bounded by North Lake, North Murray, West Johnson, and West Dayton streets. The construction cost was estimated at approximately \$4.5 million, with additional land and right-of-way expenditure of \$375,000.

Scheduled for completion by September, 1965, Ogg Hall was designed by architects J. and G. Daverman, Grand Rapids, Mich., who also designed the first two units in the complex, Sellery and Witte halls.

The regents also approved preliminary plans for the areas's food service building, to be known as Gordon Commons, a facility for 3,200 students to be constructed just north of Ogg Hall at a cost of \$4.2 million. The dining facilities are expected to be ready by the fall of 1965.

Also approved were initial plans for the sixth married student apartment project at Eagle Heights. The cost was set at \$1,375,000. The University hopes to have 114 new apartments ready for occupancy by September, 1965. The first five units in the complex, consisting of 715 apartments, were built in 1957, 1958, 1959, and 1963. To meet predicted enrollment increases, another 150 units are scheduled for readiness by 1966 and 150 more by late 1967.

-more-

Add one--dormitories, apartments

The entire series of projects is being financed by loans to be amortized through rentals paid by students living in the dormitories and by student families occupying the apartments.

Gordon Commons will consist of two floors and a basement area, providing six large dining rooms, a number of student activity rooms, several conference areas, plus kitchen facilities. Like the hall units, it will have exterior construction of brick and pre-cast concrete.

Construction of the area's Phase 1, Sellery Hall, a 10-story \$6.4 million building housing 1,130 students, began in May, 1962, and is being completed in time for the fall semester. It is located in the area within Park, Dayton, Murray, and Johnson streets.

Work was started last March on Phase 2, Witte Hall, which consists of two adjacent dormitories, one for 486 men, the other for 630 women students. To cost \$5.6 million, it is expected to be ready by September, 1964. Located within the area bounded by Lake, Dayton, Johnson, and Frances streets, it will consist of two 12-story towers, atop a first floor connecting level.

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# WIRE NEWS

*Housing  
Eagle Heights*

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

10/5/62 rt

RELEASE:

Immediately

MADISON--Contracts for construction of new quarters for the University of Wisconsin Extension Division's photographic laboratory and duplicating service were approved at a cost \$14,000 below the original estimate in action by UW regents Friday.

It was expected that the one-story cement-block structure, to be built at the corner of Spring and North Charter Streets would cost \$316,000. The total schedule of costs with the contracts approved is \$302,000.

The \$167,400 contract for general construction went to Crissinger Construction Corp.; \$22,198 for plumbing to Monona Plumbing Service, Inc.; \$20,500 for heating to W. O. Zimmerman, Inc.; \$41,625 for electrical work to R. J. Nickles, Inc.; and the \$8,594 for an elevator to haul paper and other supplies to the basement duplicating facilities to Berman-Kern Elevator Co., Inc. All are Madison firms.

The structure will be built with a loan of \$302,000 from All-State Insurance Co., to be repaid from earnings of these self-supporting Extension agencies.

The regents also approved a loan of \$1,484,000 from All-State to finance the fifth project of married student apartments, the 700 Group at Eagle Heights.

##

# U. W. NEWS

8/14/62 jb

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

*Housing*

MADISON, Wis.--The University of Wisconsin regents' Executive Committee Tuesday authorized awarding of six contracts totaling \$1,172,509.50 for the fifth married student apartment project at Eagle Heights.

John D. Dahl, Madison, submitted the low bid, \$718,476, on general construction. The new project will provide 54 one-bedroom apartments and 60 two-bedroom facilities at the apex of the drive around Lake Mendota as University property approaches Shorewood Hills.

Designed by Eugene Wasserman, Sheboygan architect, the building plan calls for a brick exterior, with pitched roofs, and a cluster grouping with open courts. The apartments will circle a play area, providing easy supervision of youngsters of pre-school age.

The other contracts awarded by the committee:

Plumbing, Welch Plumbing Co., Madison, \$127,052.

Heating and ventilating, M. J. Thomas, Madison, \$102,228.

Electrical, Berman Electric Co., Inc., Madison, \$90,902.

Grading and site work, Northwestern Construction Co., Middleton, \$90,391.50.

Sewer and water extensions, Central Contracting Co., Oshkosh, \$43,460.

The contracts are subject to review by Gov. Gaylord Nelson and Ralph

Culbertson, director of the State Board of Engineering. Final plans for the project were approved by the UW regents in May.

-more-



## Add one--married student apartments

The University hopes to have the apartments ready for occupancy by late summer, 1963.

The first four units in the married student apartment complex, consisting of 600 apartments, were completed in 1957, 1958, and 1959. A sixth project, to add 150 more apartments for married students, is planned for readiness before September, 1965. To meet predicted enrollment increases, another 150 units are scheduled for a year later, and 150 more by September, 1967.

The entire series of projects is being financed by loans to be repaid through rentals paid by student families occupying the apartments.

###

# U. W. NEWS

5/4/62 jb

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

*Housing*

MADISON, Wis.--Final plans for the fifth project of a series of married student apartments at Eagle Heights were approved by the University of Wisconsin regents Friday, subject to approval by the State Building Commission. The commission on Wednesday postponed a final decision on the construction.

To cost approximately \$1,350,000, the new project would provide 54 one-bedroom apartments and 60 two-bedroom facilities at the apex of the drive around Lake Mendota as the University property approaches the village of Shorewood Hills.

The regent action sets the stage for construction, installation of utilities and other phases of the building program, once the commission authorizes financing. The new project was planned for occupancy by late summer, 1963.

Designed by Eugene Wasserman, Sheboygan architect, the building plan calls for a brick exterior, with pitched roofs, and a cluster grouping with open courts. The apartments would circle a play area, providing easy supervision of youngsters of pre-school age.

The first four projects, consisting of 600 apartments, were completed in 1957, 1958 and 1959. A sixth project, to add 150 more apartments for married students, is planned for readiness before September, 1965. To meet expected enrollment increases, an additional 150 units are scheduled for a year later, and 150 more by September, 1967.

The entire series of projects is being financed by loans to be repaid by student families occupying the apartments.

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# U. W. NEWS

1/5/62 rt

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

*Housing*

MADISON, Wis.--Preliminary plans for a \$1,220,000 addition to University of Wisconsin married student housing at Eagle Heights, and a \$550,000 first unit of the Middleton Memorial Medical Library were approved by University regents Friday.

The dormitories will be financed with a loan to be repaid from rents, the library from gift funds from Medical School alumni and friends.

Sixty double-bedroom and 54 single-bedroom apartments will be provided in the married student housing, located in the northeast corner of the Eagle Heights area. Although the interiors of the units will be similar to those built earlier there, the exteriors will show a marked change with the single-bedroom units built three stories high, with gables on some of the roofs, and with the whole development forming snowflake clusters of units. The brick and panel exteriors will be similar to those of the present units. Construction is expected to begin in late spring and take a year.

The Medical Library, a two-story structure plus basement, will be built just east of Children's Hospital on the mall between Linden Drive and University Avenue in the University Medical Center. Expandability is one of its design features with provision for the ultimate installation of six book-stack levels.

The first floor will contain a "round the clock" reading room, open 24 hours,

for the use of doctors, interns, students, and nurses whose work schedules re-arrange their days.

-more-



Add one--library, apartments

Also on the first floor will be a rare book room and a history of medicine collection, housing some of the volumes provided by the former dean, Dr. William S. Middleton, after whom the library will be named.

The general circulation desk and reading room will be on the second floor, and the basement will be used for book stacks with a tunnel connection to other parts of the Medical Center.

The structure, of contemporary design with sizeable overhangs, will be built of brick and mosaic spandrel panels, harmonizing with the other Medical Center structures.

In other building actions, the regents empowered their Executive Committee to award contracts for the construction of the Hydrobiology Building, bids on which will be opened Jan. 23; and confirmed Executive Committee award of a \$73,422 contract to Downey Heating Co., Milwaukee, for heating and ventilating work on the Gymnasium.

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# FEATURE STORY

9/9/59 jc

Housing

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN  
Immediately  
RELEASE:

By JOHN CARLTON

MADISON, Wis.--Newly-constructed units have tripled the living accommodations for married students at the University of Wisconsin, the Division of Residence Halls reported Wednesday.

The Eagle Heights Apartments Project III has opened 400 apartments this fall at a cost of \$3,520,000. The previous two Eagle Heights projects served 100 families each.

Added to the 150 faculty families living at the University Houses and an additional 48 married students at the Harvey Street Apartments, Residence Halls is currently accommodating 798 families, according to Milt Schwerin, unit manager for family housing.

The new apartments are modern and offer several improvements over older quarters, Schwerin reported.

Larger buildings, they include more storage space, entrances are twice as wide, and the interior plan is improved.

Project III consists of 148 one-bedroom apartments and 252 with two bedrooms, and is laid out in four areas of 100 apartments each. The first 100 apartments of Project III were occupied July 1, the second 100 on August 1, and the final 200 apartments on September 1, Schwerin said.

One-bedroom apartments include a large living room 17½ by 12 feet, a kitchen 6 by 7, a bath 5 by 7, a bedroom 10 by 13½, ample closet space and two storage closets 2½ by 4 feet each.

-more-

## add one--Family Apartments

The two-bedroom units consist of a living room 21 by 11½ feet--off which there is a "package" kitchen--a bath 7 by 5, a bedroom 13½ by 8½, another bedroom 10 by 13½, two wall-length closets in the bedrooms, broom closet, linen closet, and two storage closets.

Living quarters for the faculty and married students began back in 1948 when the Wisconsin Alumni Research Foundation built the University Houses with an investment of \$2,792,410. On Dec. 1, 1951, the Foundation turned over the houses to the Division of Residence Halls. They have always housed faculty--150 families in 31 buildings.

In July of 1956 Residence Halls opened the Harvey Street Apartments to 48 graduate students and their families. These accommodations consist of 24 one-bedroom apartments and 24 two-bedroom apartments. The initial investment was \$377,274.

Then in September of 1957 the first Eagle Heights apartments project was completed at a cost of \$826,652. The second project was completed a year later, costing about \$830,000.

Each of the first two projects included 52 one-bedroom apartments and 48 two-bedroom apartments--a total of 200.

Today, with addition of 400 more apartments under Project III, Residence Halls furnishes housing for 600 married students--three times as many as it did only two years ago.

###

# MADISON NEWS

*Housing*

7/11/59 rt

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN  
RELEASE: Saturday, July 11

MADISON--The University of Wisconsin is going to experiment with extending its campus bus service to serve the 800 student and faculty families who will be living at Eagle Heights and University Houses on the far west edge of the campus next fall.

Regents Saturday gave their permission for the experiments, along with renewal of the present bus contract with the Madison Bus Co. Presently the bus runs between a major parking lot on Walnut St. and the Memorial Union on the east edge of the campus and is paid for by University employes through parking fees.

Vice Pres. A. W. Peterson said procedures for extending the route to Eagle Heights are still to be developed. "We cannot subsidize this extension with fees paid for parking--it must be self-supporting," he said.

He predicted a period of experimenting with routes, schedules, and fares to determine the best way of serving the new area. At least one additional bus will be needed to extend the service, he said, since he contemplates no reduction in the present service for parking lot permit holders.

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[Housing]  
[Eagle Heights]

re: Eagle Heights School sev:

[Education]

[Eagle Heights School]

File [Housing]

[Eagle Hgts. Apts.]

See Governor Nelson's letter to the  
Coordinating Committee on Higher  
Education

Re: Elementary School in the  
Eagle Hgts Apt. area.

In Regents' Mtg. Agenda for  
May 9, 1959

*[Housing  
Eagle (to apt)]*

RESOLUTIONS RE PARIETAL RULES AND RATES

RESOLVED, that, in order to comply with the Housing and Home Finance Agency loan requirements in connection with Project No. Wis. 47-CH-43(D), The Regents of The University of Wisconsin hereby resolves:

1. That this Board hereby establishes and covenants to enforce so long as any of the Wisconsin University Building Corporation Student Family Apartment Bonds of 1958 are outstanding or unpaid these parietal rules and regulations that will assure maximum occupancy and use of the facilities and services afforded by the aforesaid Project.

2. That in the event more space or facilities should become available for student family apartment units than are required by students applying for such space or facilities the officers of The University of Wisconsin are hereby directed to give preference and priority to the use of the Project, resulting to the extent practicable in the occupancy and use of all the space and services of said Project, even if such preference results in the non-use of all or a part of any other similar space or facilities available at The University of Wisconsin which may be suitable or useable for student family apartment units.

3. That to the extent any surplus space or facilities shall ever become available in the said Project while any of the Bonds remain outstanding and unpaid, it shall be the duty of the officers of The University of Wisconsin to enforce a rule requiring occupancy and use, to the extent practicable, of said Project by married students attending The University of Wisconsin and this provision shall be considered as a rule for guidance of said officers.

4. That the officers of The University of Wisconsin are hereby directed to utilize and to cause the utilization of said Project in such manner as they will yield the maximum revenues of which they are reasonably capable, to the end that the Bonds may be adequately serviced.

5. Such rules shall be amended from time to time as the conditions arise so as to meet changing conditions, better to assure the fulfillment of this pledge.

6. That the parietal rules herein set forth shall be subordinate to the parietal rules heretofore adopted in connection with the issuance of Wisconsin University Building Corporation Student Apartment Bonds of 1956,

Wisconsin University Building Corporation Dormitory Bonds of 1957,  
Wisconsin University Building Corporation Student Housing and Service  
Facilities Bonds of 1957 and Wisconsin University Building Corporation  
Student Family Apartment Bonds of 1957, insofar as there may be any  
conflict between them.

FURTHER RESOLVED, that the schedule of rates, per month, beginning  
with the year 1959-1960 for the student family apartment units (Third Married  
Student Apartments), which comprise Project Wis. 47-CH-43(D), shall be as  
follows:

1 bedroom apartment	\$72.00
2 bedroom apartment	\$85.00

*Housing*  
*Eagle Hts. Apts*

RECOMMENDATIONS OF THE BUSINESS AND FINANCE COMMITTEE

to the

BOARD OF REGENTS

May 9, 1959

*re:*

The Business and Finance Committee met on May 8, 1959, and makes the following recommendations to the Board:

1. That, since the bids received for the construction of the proposed Eagle Heights Elementary School, in connection with Project NWM-58, were in excess of the funds available for that Project, Wisconsin University Building Corporation be authorized to discontinue work in providing Elementary School facilities for this project, unless subsequently authorized to do so by the Regents.
2. That the lease of land and buildings for Radio Station WHA from William and Pauline Sinaiko be renewed for the period July 1, 1959 to June 30, 1960, at a rental of \$1,800 for the period, in accordance with the option to renew contained in the lease dated June 21, 1957.
3. That, upon the recommendation of the State Chief Engineer, the award of contract by the Regents on April 11, 1959, to Yankee Plumbing and Heating Co., Ashland, Wisconsin, for the sum of \$1,467.10 for plumbing and heating work at the new demonstration home, Ashland Branch Experiment Station, be amended by eliminating the deduction of \$550 for Alternate 4A, and that the contract be awarded for the sum of the base bid in the amount of \$2,017.10.
4. That, upon the recommendation of The University of Wisconsin Press, and subject to the approval of the Attorney General, authority be granted to transfer to D. C. Heath and Company, Boston, Massachusetts, the University's rights to the publication "Petites Conversations".



# U. W. NEWS

*Housing*

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

5/9/59 rt

RELEASE:

Saturday, May 9

MADISON--University of Wisconsin regents Saturday authorized the Wisconsin University Building Corporation to discontinue work on providing elementary school facilities for the Eagle Heights Married Student Housing, "since the bids received for the construction...were in excess of funds available for that project."

This is the school which Gov. Gaylord Nelson questioned last month, calling its construction "a departure from previous state policy in regard to the University."

The action Saturday will allow the Building Corporation to discontinue its work on the school portion of the project "until further notice by the regents."

In other actions Saturday on University buildings and grounds, the regents:

1. Extended the lease of Carl H. Bernard of Madison for space in the University Boathouse until Oct. 31 for operation of a boat and canoe rental service;
2. Renewed for a year, to June 30, 1960, their rental of land and buildings for WHA transmitter from William and Pauline Sinaiko at the current rate, \$1,800 per year;
3. Amended a contract award to Yankee Plumbing and Heat Co., Ashland, for plumbing and heating work at the Ashland Branch Experiment Station demonstration house, increasing it to \$2,017.10 to cover additional work;
4. Confirmed a \$175,000 schedule of costs and award of contracts for construction of an addition to the Meats Laboratory on the College of Agriculture campus.

-more-

add one--buildings and grounds

The laboratory addition will be financed by a \$125,000 appropriation plus \$50,000 in earnings from the sale of lots in University Hill Farms. Contracts, subject to approval of the governor and state chief engineer, were awarded to:

H. A. Sylvester and Robert Morgan Co., Madison, \$104,746 for general construction; Hyland Hall and Co., Madison, \$12,472 for refrigeration, \$12,221 for plumbing, and \$17,154 for heating and ventilating; Robert J. Nickles, Inc., Madison, \$10,551 for electrical work; and to Berman-Kern Elevator Co., Madison, \$4,418 for a hoist.

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# U. W. NEWS

[Housings]

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

4/11/59 vh

RELEASE:

Saturday, April 11

MILWAUKEE--Room-and-board and rental rates in new housing projects for both single and married students at the University of Wisconsin were established Saturday by the Board of Regents and for the main, conform to present rates in residence halls.

Rates for the academic year in the new Chadbourne Hall were set at: Double room--\$820; triple room--\$780. Chadbourne, the 10-story, \$3,210,000 women's dormitory now under construction at N. Park Street and University Avenue, will provide quarters for 678 coeds when it opens in the fall.

Monthly rentals at the Eagle Heights apartments Project III for married students were set at: one-bedroom apartment--\$72; two-bedroom apartment--\$85.

Project II, providing 100 apartments for students with families, is completed and occupied, and so is the 100-apartment Project I at Eagle Heights. When completed, 400 apartments in Project III, now under construction at the western end of the campus, will provide a total of 600 married student quarters at the Eagle Heights site. Total cost will be more than \$5 million.

In addition, the regents set room-and-board rates at Barnard Hall, women's dormitory, which will accommodate graduate students for the first time this coming fall, at: single room--\$800; double room--\$770; and triple room, \$730.

###

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

*Housing - Eagle Heights Apts.*

2/25/59 vh

Immediately

MADISON, Wis.--New and expanded rules for eligibility to occupy the University of Wisconsin's married student apartments were announced recently by the Division of Residence Halls.

*general*  
The division also announced that the restriction which did not formerly permit unmarried Madison residents to live in the Residence Halls has been suspended.

Under the new rules for the married student apartments, applications will be accepted from students in the following categories and in the following order of priority:

- 1) Students in the Medical, Law, or Graduate School, whose primary work is that of student--including teaching assistants carrying six credits of academic work;
- 2) Academic staff below the rank of full-time instructor and possessing doctorates;
- 3) Interns from University Hospitals;
- 4) Academic staff below the rank of full-time instructor and without doctorates;
- 5) Undergraduates.

In addition to the above categories for acceptance, the University will consider applications according to a priority based on the date of application and on family circumstances, couples with children being given preference.

Additional information and applications are available at the assignment office of the Division of Residence Halls, Slichter Hall, University of Wisconsin, Madison.

*File Housing  
Eagle Heights [see] Married & Students Apt*

2-23-59  
No. 43

RESOLUTIONS OF THE REGENTS OF THE UNIVERSITY OF WISCONSIN  
RELATING TO THE LEASE AND SUBLEASE  
Of The University of Wisconsin Third Married Student Apartments Site

WHEREAS, The Regents of The University of Wisconsin, a body corporate created and existing under and by virtue of the laws of the State of Wisconsin (hereinafter called the "Regents"), is presently the owner of certain premises which it desires to lease to Wisconsin University Building Corporation for the purpose of having constructed thereon the Third Married Student Apartments Project consisting of 26 apartment buildings to provide approximately 108 one-bedroom and 180 two-bedroom student family apartments, including necessary appurtenant facilities, (all of which is hereinafter called the "Project"); and

WHEREAS, upon execution and delivery of said Lease, the Regents desires to sublease said premises and the Project from Wisconsin University Building Corporation;

WHEREAS, Wisconsin University Building Corporation has signified its willingness to lease said premises from the Regents for a term of fifty (50) years in consideration of its construction of the Project, and to sublease said premises and the Project back to the Regents at certain stipulated rentals;

NOW, THEREFORE, BE IT RESOLVED, that, subject to the approval of the Governor and State Chief Engineer of the State of Wisconsin, the President or any Vice President together with the Secretary of the Regents be and they hereby are authorized and directed for and on behalf and in the name of the Regents, to execute and deliver a Lease from the Regents, as Lessor, to Wisconsin University Building Corporation, as Lessee, covering the premises described in Exhibit A annexed hereto and made a part hereof, such lease to provide specifically for the payment of rental of \$1.00 per year and for the construction of the Project by Wisconsin University Building Corporation, and to be in substantially the form of the Lease presented and filed with the papers relating to this meeting, and incorporated in the minutes thereof (attached as an exhibit to the three signed copies of the minutes.)

BE IT FURTHER RESOLVED, that, subject to the approval of the Governor and the State Chief Engineer of the State of Wisconsin, the President or any Vice President together with the Secretary of the Regents be and they hereby are authorized and directed, for and on behalf and in the name of the Regents, to make, execute and deliver a Sublease from Wisconsin University Building Corporation, as Sublessor, to the Regents, as Sublessee, covering the premises described in Exhibit A annexed hereto, and the Project to be constructed thereon; such Sublease to provide for the payment of rentals in the amount of \$36,300 on November 15, 1959, and of \$73,000 on May 15, 1960, and semiannually thereafter during the term of the Sublease; to permit the assignment and pledge by Wisconsin University Building Corporation of rentals payable thereunder as security for the indebtedness incurred by Wisconsin University Building Corporation to pay the costs of the Project; to provide for a waiver by Wisconsin University Building Corporation of all rights of re-entry upon the above described premises; and to be in substantially the form of the Sublease presented and filed with the papers relating to this meeting, and incorporated in the minutes thereof (attached as an exhibit to the three signed copies of the minutes.)

BE IT FURTHER RESOLVED, that the Regents hereby consents to the assignment and pledge of rentals payable under the Sublease for the purposes therein provided.

BE IT FURTHER RESOLVED, that the aforesaid authorized officers of the Regents be and they hereby are authorized and directed for and on behalf and in the name of the Regents, to make and consent to such minor revisions, additions or supplements in or to said Lease and Sublease as may be necessary or advisable to effectuate the transaction authorized by these resolutions, and to execute and deliver all such revisions, additions or supplements as shall be approved by the Attorney General of the State of Wisconsin and are further authorized and directed to make, execute and deliver all such additional and supplemental documents as may be necessary to meet the requirements of the lenders of the funds to be borrowed by Wisconsin University Building Corporation to pay the costs of the Project.

BE IT FURTHER RESOLVED, that the execution of any of the documents or instruments above referred to shall conclusively establish the due authorization and approval thereof under these resolutions.

Exhibit A

Legal Description of Site for  
Third Married Student Apartments Project

A parcel of land in the Northwest one-quarter of Section 16, Town 7 North, Range 9 East, Town of Madison, Dane County, Wisconsin, also being a part of the properties deeded to the Regents of the University of Wisconsin by George Raymer and Frances B. Raymer June 15, 1911 and recorded in Dane County Deeds Vol. 223 Page 169. Described as follows: beginning at an iron stake North  $1^{\circ}-14'$  East 1297.6 feet and South  $89^{\circ}-29'$  West 1510.9 feet of the center of said Section 16; thence South  $89^{\circ}-16'$  East 1019.20 feet to an iron stake; thence North  $87^{\circ}-26'$  East 445.40 feet to an iron stake; thence North  $0^{\circ}-26'$  East 381.05 feet to an iron stake; thence North  $56^{\circ}-38'$  West 600.00 feet to an iron stake; thence South  $33^{\circ}-22'$  West 400.00 feet to an iron stake; thence North  $56^{\circ}-38'$  West 370.00 feet to an iron stake; thence South  $42^{\circ}-22'$  West 420.00 feet to an iron stake; thence North  $55^{\circ}-3'$  West 485.80 feet to an iron stake; thence South  $71^{\circ}-44'$  West 194.25 feet to an iron stake; thence South  $78^{\circ}-4'$  West 138.55 feet to an iron stake; thence South  $77^{\circ}-28'$  West 259.52 feet to an iron stake; thence South  $4^{\circ}-48'$  East 470.30 feet to an iron stake; thence South  $89^{\circ}-31'$  East 779.10 feet to an iron pipe fence post; thence North  $0^{\circ}-29'$  East 66 feet to the point of beginning. Containing 27 acres.

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN  
RELEASE:

2/7/59 rt

Feb. 7, 1959

MADISON--University of Wisconsin regents voted Saturday to build the Economics-Sociology-Anthropology Building in the wooded ravine between the Commerce Building and Lake Mendota on the Madison campus.

The vote Saturday, confirming a similar informal vote taken at an open regent conference Friday, climaxed three months of public debate, faculty actions, and public hearings over the location of the building.

As part of the motion to locate this single building in the wooded area between the Carillon Tower and Elizabeth Waters Hall, the Regents, at faculty request, designated all the woods from a line north of the Carillon Tower to Muir Knoll as John Muir Park, "to be a laboratory for studying the plants and animals of the region and an outstanding example of the landscape of Wisconsin."

UW Pres. Conrad A. Elvehjem said his next step would be to make this area more useful as an out door laboratory and more beautiful as a natural woods, and warned the regents that they could expect a request for funds "to make the woods all that those who wish to preserve them say they are."

Although a faculty motion, approved earlier this week, would have made provision for possible future additions to the single building in the woods, the regent action specifically deleted this proviso.

In companion actions, the regents approved a sketch plan for future development of the University, and voted to replace the present Campus Planning Commission and its Steering Committee with a Campus Planning Committee for the Madison campus and Extension Centers, and a second Campus Planning Committee for Milwaukee.

-more-



[Housing] [Division]

add one--buildings and grounds

The shift in planning functions will take place next July 1. Pres. Elvehjem called the present 30-member planning group "cumbersome," and recommended the change. The Madison Campus Planning Committee will have eight members, the Milwaukee Committee seven.

In other actions on campus buildings and grounds Saturday, the regents:

1. Empowered their Executive Committee to award contracts for the Eagle Heights Elementary School on which bids will be opened Feb. 17; a Lake Mendota water intake on which bids will be opened Feb. 10; and a service tunnel for the new University Heating Plant on which bids will be opened Feb. 19;

2. Authorized appraisal of properties on Lake St. between State St. and University Ave., for the site of the Extension Division Building;

3. Authorized negotiations with property owners for the acquisition of property needed for the new Chemistry Building at Johnson and Mills Sts. and for the property at 1117 West Johnson St., and authorized their Executive Committee to request state funds for their purchase;

4. Awarded a \$16,600 contract to Northwestern Elevator Co., Milwaukee, for an elevator in Agricultural Hall.

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# U. W. NEWS

[Residence Halls Division of]

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

1/17/59 mcg

Jan. 17, 1959

[Housing  
Eagle Heights]

MADISON--The brick school-house in Eagle Heights to educate children of married students at the University of Wisconsin moved a step nearer reality Saturday when UW regents approved final plans and authorized advertising for bids.

The one-story structure of contemporary design, to be erected on a central elevation in the Eagle Heights area, will be used by the UW School of Education as a "leadership" or "model" school, to display the best in teaching methods. From 80 to 90 tots, expected to be living in the housing project with their parents next fall, will be taught in kindergarten, first, and second grade classes.

Of steel frame and brick veneer construction, the many-windowed building will contain--in addition to classrooms--an activity room, office quarters, and workrooms for student teachers. A covered play area will make possible an outdoor recess period in all weather. The architectural firm of Gausewitz and Cashin designed the school, and the architectural fees, as well as roads, utilities, and movable equipment, are included in the \$100,000 price-tag estimate.

Three full-time teachers, who will be members of the University education faculty, will be assisted by special instructors in art and music. According to Dean Lindley J. Stiles of the School of Education, the new school will make possible additional research on educational problems and exploratory work on many types of educational research projects. It will also increase demonstration and observation opportunities for University students in elementary education.

In other University building actions Saturday the regents approved preliminary plans and authorized the preparation of final plans and specifications

add one--buildings, grounds

for the \$2,194,500 Science Building at the University of Wisconsin-Milwaukee and for completion of the Engineering Building on the Madison campus at a cost of \$5,244,750.

The regents also confirmed a request to Gov. Gaylord Nelson for \$200,000 for remodeling, equipment, and construction of temporary facilities at the University of Wisconsin-Milwaukee to help relieve crowded conditions there.

Contracts awarded by the regents Saturday included three for construction of an athletic track west of Walnut St.; \$89,228.88 for general construction to Garrett Construction Co., Inc., Madison; \$9,464 for mechanical construction to Monona Plumbing Service, Madison; and \$1,910 for electrical construction to Robert J. Nickles, Inc., Madison.

The regents confirmed award of contracts to Norbert Kalscheur, Inc., Sauk City, \$20,702.40 for street grading in the Parkway Addition, University Hill Farms; Elsmer Sperling and Son, Iron Ridge, \$2,595 for a water well at the Sturgeon Bay Branch Agricultural Experiment Station; and to Arlington Hardware Co., Arlington, \$1,595.40 for water supply lines at the Arlington Farms.

In other action, the regents accepted the recommendation of their Special Committee on Agricultural Lands and voted to continue John C. Haley & Sons, Madison, as contract brokers for sale of lots in the University Hill Farms for 1959.

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*[Housing Eagle Hts. Apts.]*

ASSIGNMENT AND LEASE INFORMATION  
FOR MARRIED STUDENT APARTMENTS  
(As revised 1-7-59)

Eligibility For Assignment

- A. Applications will be accepted only from married students in one of the following categories. The categories are listed in the order in which assignments will be made:
1. Students in the Medical, Law, or Graduate School whose primary work is that of a student. This includes Teaching Assistants carrying 6 credits of academic work.
  2. Academic staff below the rank of Full Time Instructor with doctorates.
  3. Interns from the Wisconsin General Hospital. (Residents are not eligible.)
  4. Academic staff below the rank of Full Time Instructor without doctorates.
  5. Undergraduates.
- B. Applicants must be accepted by their respective school before they can be assigned. For confirmation of acceptance:

Graduate School	Call Dean Willard's Office (2433)
Medical School	Call Miss Haker (8-451)
Law School	Student must get written confirmation from Dean Runge

Priority For Assignment

Within each of the above eligibility categories the following priorities for assignment will be used:

- A. Applications will be considered according to the date submitted.
- B. Families with children will be given preference over families without children.
  1. Families with more than two children will not be assigned to one bedroom apartments, but will be given priority for two bedroom apartments.
  2. If a family in a one bedroom apartment increases to more than two children, they must move to a two bedroom apartment when one becomes available.
  3. Families with more than 4 children will not be eligible for assignment. If a family increases to more than 4 children the lease will not be renewed beyond the current academic year.
  4. Assignment of families with children of school age will be governed by the availability of school facilities.

Leases

- A. All tenants must sign an annual lease.
- B. Tenants may remain through the summer even though not enrolled in the University providing they will be eligible for occupancy in the fall.
- C. Tenants may sublet their apartments during the summer months.
  1. Sublessee must be a student enrolled in the University and approved by Residence Halls. Tenants must recruit their own sublessees.
  2. Regular tenant will be responsible for rental payment.
  3. Sublessee must sign special lease with Residence Halls acknowledging that rules and regulations have been read.

File: [Housing, Eagle Heights]

Alumnus Magazine

# UW Apartments Draw High Praise

LAST OCTOBER, graduate student Per Dahl '56, his wife, the former Margaret von Planta '54, and their three-months old son, Eric, were living in an apartment near the lower campus. The \$85 a month rent they paid for three rooms in a converted residence was quite reasonable when compared with that which hundreds of other married couples are paying for similar or even inferior quarters.

Then the Dahls got a call from the UW Division of Residence Halls. Would they like to move into the brand new Eagle Heights housing development, for which they had applied months earlier? After a quick look at a one-bedroom, \$72 a month apartment in the project, the Dahls answered with a hearty "yes"—even though it meant forfeiting an entire month's rent because of insufficient notice to their landlord.

For 147 other student families like the Dahls, the University's accelerating program of providing married student housing is also a God-send. One hundred of the family units

are in the \$892,000 Eagle Heights project, 48 have been in operation for a year and a half on Harvey Street. Another 500 apartments are now in various stages of planning and construction in the Eagle Heights area.

University administrators, including President-Designate Conrad A. Elvehjem, dean of the Graduate School, are particularly pleased with the apartments, which are attracting favorable attention from top-caliber graduate students all over the country.

Students occupying the apartments are virtually unanimous in their approval of them. When one wife wrote a letter to a Madison newspaper complaining about some aspects of the buildings, a host of other residents indignantly asserted that they couldn't understand what she was complaining about.

The nine brick veneer buildings at Eagle Heights contain 52 one-bedroom apartments at \$72, and 48 two-bedroom units renting at \$85. Occupants pay for electrical utilities.



The Eagle Heights apartments are contemporary in style.

The buildings were designed by Gausewitz and Cashin.

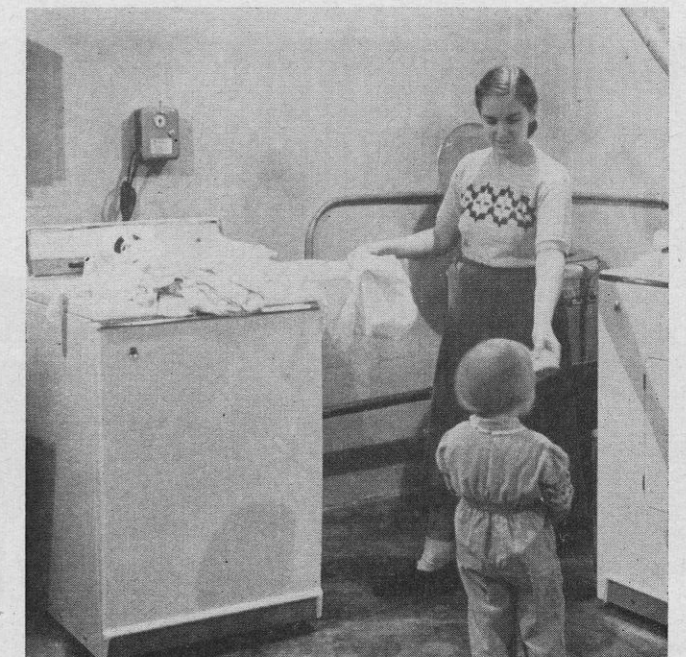
Photographs by George Richard

Recent arrivals from Alabama, Mr. and Mrs. John Denison modeled a snow figure during a late January thaw. Denison noted: "The word on Wisconsin's fine married student housing is getting around, and it ought to help to attract high caliber graduate students to Wisconsin."

Kitchen and living room aren't far apart in either the two-bedroom apartment of Mr. and Mrs. William Walters (right) nor in Mr. and Mrs. Per Dahl's single bedroom unit; this keeps the coffee pot handy during social calls. The units' small size minimizes housework.



Each of the 100 Eagle Heights households contains at least one child (either there or on the way), so sleds, bicycles and snowmen are very much in evidence. There are two special play areas with swings and sand-boxes. The edge-of-the-campus location, away from heavy traffic and in a sylvan setting, is excellent for children.



Mrs. Fritz Stratman, whose husband is a graduate student in animal husbandry, finds frequent use for a basement utility room with its washer, extractor, dryer and stationary tubs. There's one such room—which also contains some storage space—for every eight to twelve apartments. The machines are coin-operated.



*please turn page  
to see the interior  
of the Dahl apartment*



A near-universal chore, washing dishes, is relatively painless for home economics graduate Mrs. Dahl in a disposal-equipped sink at the center of a Pullman-type kitchen. Electricity is used for cooking and the small kneel-down refrigerator to the right of the sink. That is Eric, now seven months old, in the play-pen. This picture was taken across the living room from front door.



Study space for Per is a desk at one end of the living room. This view is from the kitchen extension of the L-shaped floor plan of the main room. In some larger units, the second bedroom doubles as a study area. Marge works three days a week at the UW Hospitals.



"There's enough storage space so that we have room for a couple of empty cardboard boxes," said Mrs. Dahl as she demonstrated the flexible doors which screen off wardrobe and a roomy shelf area. Eric's crib is behind the door at left. The apartments have small tiled bathrooms and asphalt-tiled floors throughout.

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON, WISCONSIN

11/8/58 mcg

RELEASE:

Nov. 8, 1958

*Eagle Heights  
apartments*

MADISON, Wis.--By approving preliminary plans for a little brick school-house in Eagle Heights, University regents Saturday assumed responsibility for a new group of scholars, the tots and tads of married students.

The same move gave the School of Education, which will run the project as a model primary school, new laboratory facilities in the teacher-training program.

"By next fall, when a total of 600 families will occupy the Eagle Heights apartments, we expect to have from 80 to 90 children in the kindergarten through second grade age group living there," Newell Smith, director of residence halls, explains. "Because the Shorewood school cannot possibly handle so large a number, we will build the school as part of the total housing project."

The building will be erected on a central elevation in the Eagle Heights area and will be a one-story structure of contemporary design, with steel frame, brick veneer, and many windows. Floors will be asphalt tile and much of the furniture will be built in. It will contain classrooms for kindergarten, first grade, and second grade pupils, an activity room, office quarters, and workrooms for student teachers. A covered play area is part of the plan.

"The cost, expected to be around \$100,000 will include everything: roads, utilities, movable equipment, and the fees of the architectural firm of Gausewitz and Cashin," Smith reveals.

The three regular teachers will be members of the University education faculty, and special instructors will teach art and music.

"The school will be designed to handle research problems and to do exploratory work on many types of educational research projects," education Prof.

add one--Buildings and Grounds

David Davis, who has taken an active part in planning the school, explains, "The School of Education welcomes this opportunity to increase its facilities for demonstration, observation, and research. We expect it to be a 'leadership' school, where we can display the best in teaching methods as a model for other schools to follow."

In other actions affecting University buildings and grounds, the regents Saturday:

1. Approved a preliminary plat for the North Hill Addition to the University Hill Farms subdivision, bounded by the Old Middleton Rd., Regent St. extended, Gilbert Rd., and Eau Claire Rd.;
2. Set a minimum price of \$2,100 for residential lots in the Parkway Addition to University Hill Farms;
3. Agreed to place a new lakes research laboratory, which the University hopes to finance from non-state funds, in the vicinity of the Hydraulics Laboratory on the shore of Lake Mendota;
4. Authorized appraisals by the Madison Board of Realtors of seven parcels of land in the southeast quarter of the block bounded by Charter and Mills Sts., the location for a proposed new Chemistry Building, and for the house and vacant lot at 1117 West Johnson St. which have been offered for sale to the University;
5. Awarded to Chase, Inc., Sun Prairie, a \$8,705 contract for constructing a foundation and moving a steel barn from the Eagle Heights Farm to the University Farm at Arlington;
6. Confirmed award of a \$3,792 contract to Madison Silo Co., for construction of a silo at Arlington Farms.



# U. W. NEWS

*File [Housing - Eagle Heights]*

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

9/20/58 rt

RELEASE:

Sept. 20

*Cop Press  
Etc.  
Mail*

*marked [unclear]*

MADISON--Contracts for completion of the University of Wisconsin's 600-unit Eagle Heights "village" for married students, just west of the campus on a hill overlooking Lake Mendota, were approved and their financing arranged Saturday by University regents.

The contracts, adopted earlier by the regents' executive committee, call for construction of 288 apartment units to be financed by a loan from the Federal Housing and Home Finance Agency, and 112 to be financed by a loan from Northwestern Mutual Life Insurance Co.

Contracts on the federally financed 288 units were awarded to Don Ganser and Associates, \$1,254,181 for general construction; L. H. Bruce and Son, \$62,700 for lawns and finish grading; S. R. Parisi Construction Co., \$62,000 for sidewalks, curbs, steps and blacktopping; Topp Electric Co., \$190,023 for electrical and underground electric distribution system; H. O. Hinrichs and Sons, \$164,833 for heating and ventilation; Hyland Hall and Co., \$189,824 for plumbing; Murphy Bed and Kitchen Co., \$142,986 for kitchen units.

Contracts for the privately financed 112 unit were awarded to J. P. Cullen and Son, \$535,200 for general construction; Donald M. Kirner, \$18,050 for lawns and finish grading; Leo Buchner, \$22,424 for sidewalks, curbs, steps, and blacktopping; Topp Electric Co., \$59,285 for electrical work; H. O. Hinrichs and Sons, \$64,249 for heating and ventilation; Hyland Hall and Co., \$74,766 for plumbing and Murphy Bed and Kitchen Co., \$55,816 for kitchen units.

Regents learned Friday that the federal portion of the financing had been cleared. Saturday they approved details enabling the private financing,

-more-

add one--Buildings and Grounds

part of a \$4,600,000 loan from the Northwestern Mutual Life Insurance Co. That loan also will finance construction of dormitories west of Elm Drive.

The regents also authorized the Wisconsin University Building Corp. to amend its agreement with the First Wisconsin National Bank of Milwaukee to increase the bank loans for interim financing of dormitory construction from \$3,000,000 to \$4,000,000.

In other actions affecting University buildings and grounds, the regents, Saturday:

1. Added to their building priority list for 1959-60 a request for \$175,000 to improve the location, antenna, and power of WHA-TV, a request for \$175,000 for equipment for the Kenosha Extension Center and \$145,000 for equipment for the Fox River Valley Extension Center to be made available "if and when the local communities provide new facilities";

2. Authorized an agreement with Anton Todey, Town of Sevastopol, Door County, for rental of 20 acres of land adjacent to the Peninsular Branch Experiment Station for fruit research in Door County for five years at an annual rental of \$400 with an option to buy for \$8,000;

3. Granted authority for razing a vacant old frame building at the rear of the property at 1120-22 West Johnson St. in Madison;

4. Approved purchase of the former Forsberg Paper Box Co. warehouse at 29 North Charter St. for \$100,000 for use of the University Stores Dept.;

5. Allotted an additional \$65,000 from athletic receipts for completion of the new outdoor track for runners located west of Walnut St.;

6. Authorized purchase from the Milwaukee Land Co., a portion of the land needed on the north side of Dayton St. for a railroad track access to the new University Heating Plant at a cost estimated at \$11,925;

add two--Buildings and Grounds

7. Awarded contracts for \$27,595 in remodeling of the main building at the University of Wisconsin-Milwaukee and a variety of farm buildings at several locations.

Contracts for the Milwaukee remodeling were awarded to Benjamin Zelonky Construction Co., Milwaukee, \$18,414 for general construction; O. A. Waskow, Milwaukee, \$4,142 for plumbing; Kraemer Co., Milwaukee, \$1,117 for heating and ventilation; and to George F. Rohn Electric Co., Milwaukee, \$3,922 for electrical work.

Contracts for moving and remodeling a former swine barn to provide a laboratory for the department of veterinary science on the Charmany Farm, costing \$74,605, were awarded to H.A. Sylvester, Madison, \$38,258 for general construction; Middleton Plumbing and Heating, \$3,976 for plumbing; Warren Brothers Heating and Sheet Metal, Madison, \$3,890 for heating and ventilation; Wiersma Electric and Plumbing, Randolph, \$1,715.50 for electrical work.

A contract for construction of a sheep barn on the former Halsor Farm at Arlington was awarded to Chase Lumber and Fuel Co., Sun Prairie, for \$10,475. Contracts for a \$27,000 poultry test house at the location were awarded to Chase Lumber and Fuel Co., Sun Prairie, \$18,745 for general construction and to Fred Polnow, Rio, \$2,660 for electrical work.

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# U. W. NEWS

*Housing-Eagle Heights*  
FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

6/17/58 rt

RELEASE:

June 17, 1958

MADISON, Wis.--Dormitories for 812 additional men and apartments for 400 additional (married students) moved another step forward at a meeting of University of Wisconsin regents Tuesday:

Regents awarded contracts for the \$3,500,000 expansion of Men's Residence Halls west of the present Kronshage dormitories near the shore of Lake Mendota. They authorized their Executive Committee to approve final plans and specifications and to advertise for bids for the additions to the Eagle Heights married student development. Completion of these additions will bring to 600 the number of married student apartments in that area.

In a separate action the regents revised their financing program for the current student housing construction which includes new Chadbourne Hall, and the dormitories south of Kronshage now under construction; the dormitories west of Kronshage for which they let contracts; and the 600 Eagle Heights apartments, a total of \$14,914,000 in student housing.

Of the total, \$9,340,000 will be borrowed from the federal Housing and Home Finance Agency, \$4,760,000 will be borrowed from private sources, and \$814,000 will be paid out of current balances. The full cost of the construction and operation ultimately will be paid for by rents charged the students.

Contracts awarded, subject to approval of the state engineer and the governor, for construction of three men's dormitories and a food service unit for 812 men west of Elm Drive went to:

-more-

Add one--Building Grounds

J. H. Findorff and Son, Madison, \$1,797,000 for general construction; F. Rosenberg Elevator Co., Milwaukee, \$40,518 for elevators; C. A. Hooper Co., Madison, \$171,171 for heating and piping; South Side Hardware and Plumbing, Sheboygan, \$32,975 for ventilating and air conditioning; Dave Speaker Co., Kenosha \$206,000 for electrical work; Hyland Hall and Co., Madison, \$134,431 for plumbing; H.F. Kessenich Co., Madison, \$154,742 for kitchen and bakery equipment; and Faucett Umphery, Morgantown, Md., \$155,580 for built-in furniture.

In other actions Tuesday affecting University buildings and grounds, the regents:

1. Authorized bidding on construction of two enclosed stairways at the east end of Barnard Hall to provide fire exits recommended by the State Industrial Commission Code;
2. Named the entrance drive to the Eagle Heights apartment site which runs westerly from Lake Mendota Drive "Eagle Heights Drive";
3. Authorized arranging with the State Bureau of Engineering for architectural services for preliminary sketches of a first unit of either an addition to the present UW-Milwaukee Union or a new Union at a different site;
4. Authorized an agreement to pay the Madison Public Schools \$6,013.15 for space in Longfellow and Washington Schools for the 1958 Summer Sessions' Hearing Clinic and Summer Laboratory School;
5. Awarded contracts with the Mike Oliver Co., Madison, in the amount of \$118,999 for extensions of sewer and water systems to Units 2 and 3 of the Married Student Apartments;
6. Awarded contracts totaling \$39,927 for new men's dormitories south of Kronshage as follows: sanitary sewer and force main, Mike Oliver Co., Madison, \$6,477; lift station structural work, Central Contracting Corp., Oshkosh, \$21,929; lift station mechanical work, C.A. Hooper Co., Madison, \$10,880; and lift station electrical work, Capital Electric Co., Madison, \$641;
7. Awarded contracts to Vogel Bros. Bldg. Co., Madison, of \$1,385 for widening Parking Lot 34 entrance and to Leo Buchner, Oregon, of \$4,274 for widening Parking Lot 8 entrance;

Add two. --Buildings, Grounds

8. Decided that, upon recommendation of the University Campus Planning Commission, future resolutions approving new buildings or additions, to be provided by counties or other units of local government for University Extension Centers, include the provision that the regents reserve the right to review and approve plans and specifications before they go out for bids;

9. Adopted, upon recommendation of the Campus Planning Commission, a statement that preliminary studies indicate re-routing of half of University Avenue traffic on a proposed new thoroughfare along the Milwaukee Road tracks, as shown in plan B or plan C, would not present "serious difficulty to the University" in the area west of Henry Mall but "east of Henry Mall several difficult problems arise, including that of avoiding two major traffic arteries through the heart of the probable expansion area of the University";

10. Continued appointment of Dale A. Nordeen as supervisor of University Hill Farms development and set up a \$10,000 budget for the office for 1958-59;

11. Agreed to sell 3.84 acres along the old Middleton road west of the site of the new State Office Building in the Hill Farms area to the American Lutheran Church, Wisconsin District, for \$5,000 per acre; and

12. Allotted \$85,000 from sales of Hill Farms lands to the College of Agriculture for improvements at the new agricultural experiment station farms at Arlington, as follows: general remodeling and improvements, \$36,000; poultry husbandry facilities, including dwelling for supervisor and a breeding pen house, \$49,000.

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# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

7/26/58 rt

RELEASE:

July 26

EAGLE RIVER, Wis.--Location for the University of Wisconsin's proposed \$5,000,000 gymnasium was left undecided by University regents meeting here Saturday when opposition developed to a site suggested by the Campus Planning Commission.

The Commission had recommended that the structure be built on the northwest corner of Elm Dr. and Observatory Dr. extended, in the heart of the dormitory area near the College of Agriculture campus.

The regents adopted a resolution providing "that the president of the board be authorized to appoint a special regent committee to study the location of the proposed new gymnasium."

Although the University has received no state funds to plan or to build the structure, the department of intercollegiate athletics has offered to borrow \$2,000,000, to be repaid from athletic receipts, to get the first unit of the building under way, as soon as its location can be determined.

The \$3,000,000 needed for completing the structure has been included in the priority list for the University's 1959-61 Legislative building request. It was anticipated that the first unit would contain swimming pools, a crew tank, and other facilities for intercollegiate athletics, and the second unit would provide space for the University's physical education courses.

Not until the second unit was completed could the University abandon the old "Red Brick Gym" on Langdon St. which has served since 1894, officials pointed out.

Just south of the location which had been suggested for the gymnasium the regents plan to build a new agricultural engineering shop and Saturday they authorized their executive committee to award contracts for the first unit of that

more

*[Housing - Eagle Hgts. Apts.]  
Married Students*

Add one - Buildings

structure, and for a new meats laboratory, and a feed and farm service wing to the Bulk Feed Storage Building, all in the same general area.

In other actions on University buildings Saturday, the regents:

1. Confirmed actions by their executive committee approving preliminary plans and specifications for the Law Library addition, the Enzyme Institute addition, and approving final plans for the third set of married student apartments at Eagle Heights, this set to house 300 student families;

2. Approved award of contracts to C. and C. Construction Co., Ft. Wayne, Ind., for \$36,400 in general construction, to J. E. Casserly, Madison, for \$1,125 in heating work, and to Capital Electric Co., Madison, for \$1,468 in electrical work, all part of an alteration project at Barnard Hall;

3. Approved a \$100,112 contract with H. F. Kessenich Co., Madison, for food service equipment for Chadbourne Hall;

4. Approved a \$18,899 contract with Mike Oliver Co., Madison, for sewer and water utilities for the new residence halls west of Elm Dr.;

5. Empowered their executive committee to award contracts for the third set of married student apartments at Eagle Heights, for steam service, electrical and telephone service for the Residence Halls west of Elm Drive, and for additions to the Halsor Farm barn and poultry breeding house at Arlington Farms.

The regent committee named to study the location of the new gymnasium will include Regents Carl E. Steiger, Oshkosh, chairman; Robert C. Bassett, Milwaukee; Ellis E. Jensen, Janesville; and A. Matt. Werner, Sheboygan. The group was asked to report its findings and recommendation at the September meeting of the board.



# U. W. NEWS

*Housing*  
*Eagle Heights*  
FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

12/14/57

Saturday, Dec. 14, 1957

MILWAUKEE--University of Wisconsin regents Saturday asked the Attorney General to begin condemnation actions to obtain land for a new Madison campus heating station.

The resolution authorizing and requesting the action indicated that the University has been unable to buy the properties at what it considers a fair price. The properties needed include these:

- 113 N. Charter St., owned by Mrs. H. C. Stehr;
- 117 N. Charter St., owned by H. B. Stagner;
- 123 N. Charter St., owned by Lee Stagner;
- 127 N. Charter St., owned by Mrs. Ada R. Wilson;
- 1117 W. Dayton St., owned by Amelia B. Ring.

The state has purchased a used heating plant from American Motors Co., Detroit, and contracted for its erection at the University. University regents earlier had authorized negotiations for the land.

In another action on the University building program, the regents authorized their executive committee to award contracts for the \$2,010,000 research wing of the UW Medical School building, Service Memorial Institutes. The federal government, through the U.S. Public Health Service, has pledged \$1,005,000 toward construction costs and set the deadline for start of construction at Feb. 28. The Wisconsin Alumni Research Foundation has given \$750,000 toward the costs and the state, \$255,000.

In other actions on the University building program Saturday, the Regents approved the site plan and preliminary specifications for 400 units of Married

-more-

*Eagle Heights* over

Add one--Regents: Building Program

Student Housing, and confirmed bids for construction of 100 earlier-approved units.

The University already has opened 100 units in the Eagle Heights area near the base of Picnic Point, and Saturday's actions will eventually raise the total student families housed in this area to 600.

Bids confirmed for the second 100 units went to:

Marshall Erdman and Associates, Inc., Madison, \$442,800 for general construction; L. H. Bruce, Madison, \$21,200 for lawns and planting; J. H. Findorff and Son, Inc., Madison, \$38,500 for sidewalks, curbs, steps, and roads; Topp Electric, Inc., Madison, \$37,664 for electrical work; Kilgust Heating, Inc., Madison, \$57,250 for heating and ventilating; M. J. Thomas, Madison, \$68,445 for plumbing; and General Air Condition Corp., Chicago, \$49,700 for kitchen equipment.

Total costs for the project were estimated at \$865,000 with \$850,000 of it financed through a Housing and Home Finance Agency loan and \$15,000 from current Residence Halls funds. The apartments will be self-liquidating with their full costs paid from the rents of the student occupants.

The regents Saturday increased the rates in University Residence Halls \$10 per person for the eight-week 1958 Summer Session, a reflection of an increase in effect during the current academic year. Eight-week room and board rates, under the new schedule, will range from \$145 to \$195, depending on the accommodations provided. Four-week session rates will be half the new eight-week rates.

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# WIRE NEWS

*Housing*  
*Eagle Heights Apts.]*  
FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

10/5/57

October 5, 1957

MADISON--Plans for a fountain and pool for the center of the University of Wisconsin's lower campus mall were approved Saturday by University regents.

The pool, 32 feet in diameter, the fountain, and two benches will be cut from red Cold Spring, Minnesota, granite, according to the specifications approved.

Construction will be financed with a \$16,500 gift from William J. Hagenah, Glencoe, Ill., prominent attorney, corporation executive, and UW alumnus.

In other actions affecting University buildings and grounds Saturday, the regents:

1. Awarded a \$5,000 contract to John F. Wick, Mazomanie, for construction of a hay storage building at the Marshfield Branch Agricultural Experiment Station;
2. Authorized signing of an agreement with the city of Marshfield for a \$4,625 extension of water service to the Marshfield Station;
3. Renewed agreements with the cities of Green Bay and Wausau for the continued operation of Extension Centers in those cities with the local governmental units providing, without charge, the physical plants for the centers;
4. Authorized their Executive Committee to act for the board on the possible purchase of second-hand heating plant boilers for the new University heating station;
5. Authorized their Executive Committee to approve award of contracts for the second 100 units of married student apartments in the Pharmaceutical Gardens area.

-more-

Add one--University buildings and grounds

6. Confirmed award of a \$3,113 contract to Sam R. Parisi, Middleton, for repair of walls, curbing, and sidewalks on the Madison campus;

7. Authorized employment of Larry Smith and Co., Seattle, Wash., as consultants for planning commercial and office areas of University Hill Farms.

###

# U. W. NEWS

Housing  
FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

9/6/57 vh

RELEASE:

Immediately

MADISON, Wis.--The first residents--some 60 families--moved this week into the University of Wisconsin's newest apartments for married students as freshening weather promised some relief from construction problems delaying total occupancy.

The \$892,000 housing project, comprising nine brick veneer buildings, and holding 100 apartment units, lies west of the campus in Eagle Heights near University Houses. *apts.*

Interior details and road and site developments are expected to be finished in time to permit total occupancy by Oct. 1.

A similar housing development for 48 married student families was completed last summer in the 2900 block of Harvey Street and the University has plans in its housing building program for construction of 400 additional married student apartments on sites in the Eagle Heights area. Preliminary plans are expected to be completed by Nov. 1.

The newest quarters, designed by the Madison firm of Causewitz and Cashin, are of red brick veneer in contemporary style and feature flat roofs and large attractive blocks of glass windows.

They contain 48 two-bedroom units renting at \$85; 52 one-bedroom apartments at \$72. Heat and hot water are supplied with these rentals. The occupants will pay their own electrical utilities.

Each apartment has a large living room with kitchen installed as an L or as an extension of living-room space. Kitchens are equipped with Pullman-type

ad one--Married Student Apartment--Pharmaceutical Garden Site

units: stove, sink, garbage disposal, and electric refrigerator.

The apartments also offer tiled baths, asphalt tiled floors throughout, and generous closet and storage space in bedrooms and halls, screened by flexible doors.

Utility rooms containing washers, extractors and driers are provided for the residents. Also provided are parking lots and two protected play areas for children.

"Despite all the difficulties we've had in getting the apartments ready in time, we're well pleased with them," Newell Smith, director of the UW Division of Residence Halls, said this week. "They are entirely adequate and will compare favorably with student apartments on any campus."

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# U. W. NEWS

3/9/57 vh

[Housing  
Eagle Heights Apts.]  
FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN

RELEASE:

Immediately

MADISON—Steps to further new housing for single men and married students at the University of Wisconsin were taken by the University regents Saturday.

In separate actions, the board:

1. Approved preliminary plans and specifications and authorized final plans for a 100-unit apartment construction for married students which would duplicate apartments now being constructed on the Pharmaceutical Gardens site, would be situated slightly above and to the north of the first site, and would cost approximately \$850,000.

2. Approved final plans and specifications and authorized bids for two dormitories and a food service building<sup>which</sup> will accommodate 500 men students, will be constructed at an approximate cost of \$2,100,000, and be located south of the Kronshage Halls and east of Elm Drive;

3. Named the married student housing in the Pharmaceutical Gardens area "Eagle Heights Apartments."

The plans for the new married student housing at the far western edge of the campus call for nine buildings providing 48 one-bedroom apartments and 52 two-bedroom units. The architects, Madison firm of Gausewitz and Cashin, have supplied a contemporary design, basically the same as for the Pharmaceutical Gardens units now under construction, with frame construction and brick exteriors.

Long-term financing for the married student quarters will be accomplished through loans from the Federal Housing and Home Finance Agency (FHHFA); interim financing with loans from the First Wisconsin National Bank, Milwaukee.

ad one--New Housing

Newell Smith, director of the University's Division of Residence Halls, said today that the University hopes to break ground for the project sometime this spring. It is expected the units will be ready for occupancy sometime in February or March, 1958.

With the 100 apartments now under construction and plans for an additional 100 approved, the University has well under way its program to house ultimately 400 to 500 student families at the western edge of the campus.

The approved final plans for the two new men's halls show dormitories, each providing quarters for 250 men. They will be four stories high and constructed of a brick chosen to blend pleasantly with the stone exteriors of adjacent dorms.

Each floor of the dorms will be considered a separate house or unit and will provide rooms for 64 men, baths, and a small lounge.

Architects for the planned expansion in men student housing are Mittelbush and Tourtelot, Chicago.

Financing will be handled in the same manner as for the married student apartments: interim loans from the First Wisconsin National Bank, Milwaukee; and long term through FHHFA.

The Wisconsin Alumni Research Foundation will guarantee the interim loans for the new housing, both married students and men students.

Director Smith said he expected the men's halls would be put out for construction bids sometime late this month. The University hopes to see the dorms finished by September of 1958.

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*Housing - Married Students [Housing Eagle Heights Apts.]*

## Resolutions

Whereas, the Regents are planning to have constructed by Wisconsin University Building Corporation a sizeable housing project for married students on a site adjacent to the Village of Shorewood Hills at the westerly edge of the University campus and within the common school district of the Village, and

Whereas, this site and the improvements to be constructed thereon are presently exempt from taxation, and

Whereas, the State Legislature has provided for the payment of school taxes on certain residential properties of the University which are not contiguous to the main campus and on agricultural lands owned by the University, and

Whereas, the Regents have authorized Wisconsin University Building Corporation to enter into an agreement with the Village of Shorewood Hills for the payment to the Village of charges on a negotiated basis for certain services to be provided by the Village to the housing project, the intent of the said agreement being that the taxpayers of the Village shall neither gain nor lose financially by reason of the presence of the University's said housing project, and

Whereas, there is a long history of cooperation between the University and the Village, which the Regents desire to continue and strengthen especially in view of the benefits of such cooperation to the residents of the said housing project for married students, and

Whereas, the Village Board has requested the Regents specifically to cooperate with the Village (a) in widening and improving University Bay Drive, which will be used by the residents of the said housing project and of the Eagle Heights faculty housing units as a main thoroughfare between the housing projects and University Avenue, when and if such widening and improving is undertaken by the Village, and (b) in providing additional opportunities for children from the Village to attend elementary and high schools operated by the University;

Now, Therefore, Be It Resolved by The Regents of The University of Wisconsin as follows:

- (1) That it is the intention of the Regents to cooperate with the Village of Shorewood Hills in the improvement of University Bay Drive, when such improvement is undertaken by the Village, by dedicating for highway purposes some of the land needed for widening the Drive and by requesting the State Highway Commission for funds for improving University Bay Drive to the extent that funds may legally be used and are available for that purpose, and
- (2) That it is the intent of the Regents to continue to admit pupils from the Village to any elementary or high schools operated by the University to the extent that facilities and programs of such schools permit.

Housing (Married Students)

[Eagle Heights Apts]

RECOMMENDATIONS OF THE BUSINESS AND FINANCE COMMITTEE

to the

BOARD OF REGENTS

September 25, 1954

The Business and Finance Committee met on September 24, 1954, and makes the following recommendations to the Board:

1. That, upon the recommendation of the University Campus Planning Commission, the preliminary plans and specifications as submitted by the architect for the moderate rental men's and women's dormitories be approved; and that authority be granted to complete the plans and specifications.

2. That, upon recommendation of the University Campus Planning Commission, authority be granted for the employment of an architect to study the cost and feasibility of constructing married student apartments on either or both the Spring Street area and the Pharmaceutical Garden area.

3. That the resignation, for health reasons, of S. Lee Burns as Director of Residence Halls be accepted and that he be appointed Assistant Director of Residence Halls at an annual salary rate of \$8500, twelve months basis; both actions effective October 1, 1954.

4. That Newell J. Smith be appointed Director of Residence Halls effective October 1, 1954, at an annual salary rate of \$7500, twelve months basis.

5. That the terms of the Milwaukee Gas Light Company fund, accepted by the Regents on December 16, 1902, to provide for the purchase of books dealing with the chemistry of coal tar, be revised, in accordance with the request of the donor, to provide for the purchase of any books pertaining to the gas industry.

6. That the Executive Committee be authorized to act for the Board in the approval of schedule of costs and award of contracts for the Service and Conference Building at the Ashland Branch Agricultural Experiment Station.

7. That the Executive Committee be authorized to act for the Board in the award of a contract for the removal of concrete platforms and sidewalks from the lower campus.

8. That, subject to the approval of the State Chief Engineer and the Governor, a contract for waterproofing and repairing the parapet walls of the Field House be awarded to the Midwest Waterproofing Company, Madison, in the amount of their low bid of \$3560, chargeable to the 5-C Intercollegiate Athletics Revolving Fund, and that the Vice President of Business and Finance be authorized to sign the contract.

# U. W. NEWS

FROM THE UNIVERSITY OF WISCONSIN NEWS SERVICE, MADISON 6, WISCONSIN  
RELEASE:

6/15/50

Immediately

*Housing - Married Students  
Engle Heights Apts. J*

Madison, Wis.—Two major actions, aimed at easing University of Wisconsin's housing shortage, were approved Thursday by University regents.

The regents asked that preliminary plans be drawn for a married student and junior faculty housing project, and for a women's dormitory to replace and enlarge the present Chadbourne hall.

Both projects would be self-amortizing and would not require legislative appropriations.

Regents suggested that the married student and junior faculty project be designed for 200 families. The location of the project was not set, but among the areas under consideration is one north of the east-west road between the Forest Products laboratory and Walnut st. Another proposal is that the apartments be erected in the area south of University ave. which the University Building Corp. has purchased for campus expansion. Other locations also will be considered.

University faculty members and administrators have long been considering a replacement for Chadbourne hall, which is now nearing its 79th birthday.

Regent action calls for plans for a new dormitory to house approximately 600 students, to be located at the northwest corner of University ave. and Park st., and to include replacement of the present Chadbourne hall.

Chadbourne is the oldest women's dormitory on the campus and, ironically, was named after the University's third president, who was opposed to coeducation. It has served two wars, housing army troops during World War I and Wave and ASTP's in World War II.

ad one--buildings

One of the first buildings on the University campus, Chadbourne was built six years after the Civil war and later received its present name from the late Emeritus Pres. Edward A. Birge. The \$50,000 cost of the building was borne by the first appropriation ever received by the University from the state legislature.

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