



# **The daily cardinal. Vol. LXXXII, No. 144 May 1, 1972**

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Maybe the property tax question confuses you. Or maybe the property tax question bores you. Understandable. But, on the other hand, hardly laudable. For, as this comprehensive report by the Madison Tenant Union (MTU) underlines, the property tax question is central to many other questions concerning landlord-tenant relationships—and, coincidentally, (perhaps surprisingly), the property tax question is also central for worried student renters.

The recent uproar over property taxes in Madison has raised serious doubts among taxpayers about the fairness of assessments or of the system of taxation itself. The controversy has been building for years because of the tremendous increase in assessments and the increased cost of government. Assessments in some Madison neighborhoods have risen as much as 240 per cent in the last twelve years; in other areas, they have risen only in the area of 50 per cent. During this same time, the mill rate has risen steadily. The combined effect of rising assessments and a rising mill rate has forced many families to sell their homes because they could not pay the taxes, and has forced many renting families to move because of rent increases connected to the property tax.

#### HOW ARE PROPERTY TAXES SET?

With the exception of property owned by the government and non-profit corporations, all land and buildings in the city are taxed. The amount of tax paid on a piece of land and/or a building will be equal to the assessed value of the property multiplied by the mill rate, the amount of tax paid per \$1000 of assessed value. The mill rate is currently \$56.83 per \$1000 of assessed value; the mill rate is reset every year based on the budget requests of the city, county, and school system. The assessed value of property is based upon the judgment of the city assessor's office. It is supposed to be set at 65 per cent of the market value of the property — this means that a house which sells for \$10,000 should be assessed at \$6500. According to the city assessor, the average percentage assessment is 64.7 per cent, very close to the ideal but very misleading because it covers the great differences between individual assessments and assessments in one area as compared to another.

Assessors inspect each house in the city once every five to seven years and at that point they reassess it based on its condition and its market value at the time. In addition to the periodic inspection, the assessor's office has started a new system this year of updating all assessments annually. They have done this by dividing the city into 53 neighborhoods and analyzing the prices of houses sold during the past year. All of this information is fed into a computer and all the assessments in the neighborhood are changed based on sale prices. For example, if houses in a neighborhood were sold for prices which were right in line with the assessments, then there would probably be no change in assessments for that area. This did not happen in very many areas this year; many areas suffered a 10-15 per cent increase in assessments this year as a result of the "fairer, more efficient" computer system.

In the Brittingham Park neighborhood, a family district near the Square, assessments rose 10 per cent based on the new computer system. Research into the reason for the increase revealed that it was based on the sale prices of only two homes, and according to neighbors one of these houses was badly underassessed. There are 80-90 houses in the neighborhood, and all of these houses suffered an increase in assessment because of two sales, and one of the sold houses was undervalued because of a previous "mistake" by the assessor's office.

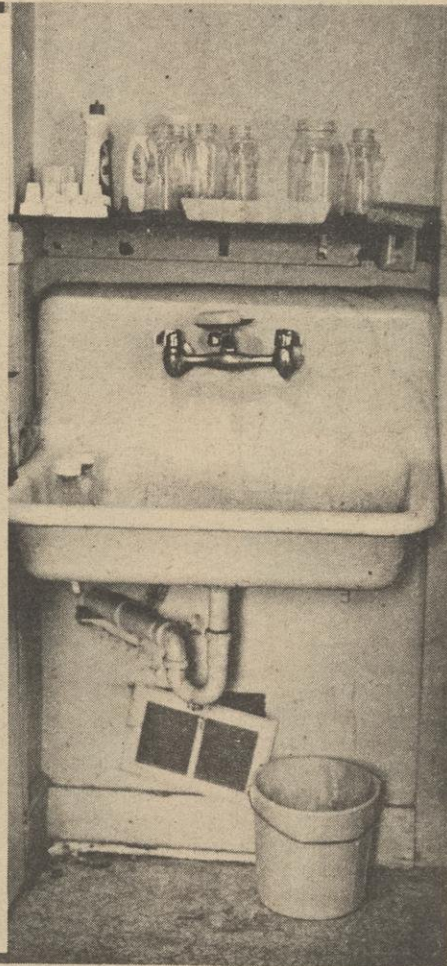
#### WHO PAYS PROPERTY TAXES?

In 1971, \$44,639,000 was collected from Madison residents in the form of property taxes, an increase of 29 per cent over the last two years. It is commonly assumed that most of the burden from this falls on the homeowner. In most cities this is true — most families own their homes and pay a disproportionate part of their income on the property tax in comparison to business and industry. The burden on the homeowner is heavy in Madison also, but here the situation is somewhat different because of renters. 55 per cent of the population in the city rents, one of the highest percentages in the nation. As a result, tenants pay a large share of the property taxes through their rents. It is believed by some that tenants pay no property taxes at all, and that the landlord of the house pays the taxes. In fact, few landlords actually pay anything at all in property taxes out of their own pockets—the property tax bill on an apartment house is divided up among the apartments and is paid by the tenants indirectly through their rents. Except for the downpayment on the house, absentee landlords pass on all of their costs to the

tenants, including mortgage payments and taxes. Nixon's Phase II rent guidelines have a section which allows landlords to pass on the exact cost of any increase in property taxes to the tenant.

On a city-wide basis, 10-25 per cent of a tenant's rent goes to pay the landlord's tax bill; most cases fall between 15 and 20 per cent. According to the 1970 US census, there are 28,000 rental units paying an average rent of \$133 per month. The number of units has grown since 1970, and average rent is \$140 by now. This comes out to over \$47,000,000 in rent per year, of which over \$8,000,000 goes toward property taxes.

## The Property Tax Dodge Or How To Succeed In The Real Estate Business Without Really Trying



All of our estimates are minimum; the actual amount of property taxes paid through tenants' rent could be as high as \$12,000.

Besides the property taxes paid by renters and homeowners for the housing they live in, these same people, as consumers, indirectly pay the taxes for major businesses in town. Places like East Towne, West Towne, Howard Johnson's, the Conrad Hilton on the Triangle, etc. are claimed to be of benefit to the small homeowner and taxpayer because it will "broaden the tax base," and supposedly will lower the taxes of the homeowner or renter. This is false for two reasons. Madison is too large a city to be greatly affected by the construction of shopping centers or offices, in terms of how they will affect the tax base. Adding \$20,000,000 to the city's tax base (as the Triangle project is supposed to) will raise the city's total tax base by less than 2 per cent, a change which the average taxpayer will never notice. The other false impression is that the taxes paid by East Towne, the Square businesses, restaurants, etc. are paid from the companies' revenue. This means that the tax is paid for through the prices we pay for merchandise or services.

Large businesses have enjoyed an unfair advantage under the system. Because of declining revenue, Square businesses asked for reductions in taxes this year, and got them from the Board of Review. Many of these same stores have reaped profits from the community for decades, but now when their business has hit a short-term low, they are given tax breaks in spite of profits in the past. Who makes up for the loss in tax revenue because of this break? Tenants and homeowners. Tenants and homeowners pay for the property tax system in all these ways, regardless of our ability to pay or the ability of others to pay.

#### HOW DOES SPECULATION AFFECT TAXES?

The housing market in Madison has been greatly affected by land speculation. This is the practice of buying up property that the buyer assumes will greatly inflate in price in the future. This could be houses which could be rented for more than they are now or land which will have development potential in the future. Speculation has been worst around the UW and the Square, but it has affected all residents of neighborhoods within three miles of the Capitol, and other scattered areas throughout the city.

The Miffland area is the clearest case of what speculation can do to a neighborhood and to taxes. In 1960, Miffland was mostly low-moderate income families who paid some of the lowest prices and rents in town for their housing. Many families still owned the homes they lived in, and pen-

sioners were able to keep up with the cost of taxes within the limits of their incomes. At this same time, however, the UW was going through an incredible growth period, during which enrollment would go up by 50 percent in six years and thousands of housing units would be demolished in the name of University Expansion. This meant that the number of students seeking housing was rising rapidly, while the supply of housing for them was shrinking. Students were forced to look to areas like Miffland for places to live for lack of anywhere else to go.

Speculators began buying up land and

being driven out by the landlords and the property tax. Because most of the houses around them are income property, and because 100 per cent of the sales in the area are for prices based on the income potential of the land or houses, the taxes of these homeowners are soaring even though their homes are still owner-occupied. All assessments in Miffland, and any other speculative district, are controlled by the speculative value of the property and not the condition of the house or its value as a family home.

The assessed value of income property is generally less than 55 per cent of its speculative market value. Wisconsin Governor Patrick Lucey's Miffland holdings sold for \$200,000 in 1970, but the assessment said that they were only worth \$140,000 — the assessment was for \$95,000 when it should have been \$130,000. On the other hand, the assessments on owner-occupied housing in the same area is for over 65 per cent of the house's value as an owner-occupied unit. Since 1960, the average price of an owner-occupied house in that area has increased by 240 per cent which means that the taxes paid by these families has more than doubled in twelve years. Speculators benefit from the property tax because it forces families and elderly persons to sell their homes to them.

These same patterns, and the practice by the assessor of valuing housing on its income potential and not its condition or use, are taking hold in many wards. Even though most homes may still be owner-occupied, most of the sales in this type of area involve absentee owners who are buying at inflated prices in order to rent to single people at higher rates. The assessor's annual computer updating in these areas will be dominated by these speculative prices and will drive everyone's assessments and taxes upward. Rising taxes will continue to drive families from their communities and neighborhoods because of the connection between speculation and assessments.

If the assessor's office were to rely strictly on the "market" value of housing as the basis for assessment, most of the current inequities would remain. The reason is that a major part of the land and home sales in Madison are for speculative prices and speculation causes inequities between neighborhoods. Wealthy areas are not subject to speculation; areas where low-moderate income families and students live are targets of the speculators, and these neighborhoods will continue to suffer from an unfair burden of taxes at the hands of speculators.

#### DOES THE PROPERTY TAX ENCOURAGE GOOD UPKEEP?

Many persons at the public hearings in January, 1972, complained that the property tax system penalized the person who kept a house in good condition and made improvements. It was also claimed that landlords and some homeowners who do nothing to repair or maintain their properties are rewarded with lower assessments. Both of these claims are true.

When the assessors come around to inspect housing, they look for improvements which have been made during the time since the previous inspection. If the homeowner or landlord has made some

(continued on page 5)

cardinal  
MONDAY  
magazine

Another go-round. Once again, housing worries predominate—and once again, the Daily Cardinal presents you with a free housing supplement intended to assuage your fears. Relax. Together with the Madison Tenant Union—which is responsible for the authorship of all material contained within this magazine (unless otherwise noted)—we have prepared a primer.

Housing in Madison is pre-eminently political. Income from rental and speculative property has provided the springboard for most of the major economic and political figures of this city (and state - Lucey). Laws, leases, decisions to spend public funds all reveal the determining role which landed and land-related (banks, etc.) interests play in public policy. The very shape of what renters — not landlords — experience as housing problems is political: a severe shortage of low-income housing in the central city, over-high rents, and deteriorating housing. Finally, the nature of the apparent conflict between single renters and community small-owners and families is political and economic at its base.

Student renters who move out into the Madison community should understand the politics of their presence. Renters are a large interest bloc in Madison: 55 per cent of the population rents. Yet renters form a bloc which has been isolated, divided from common interests with property-owning residents and accused of being the agents of community destruction and eventual ghettoization. Only a knowledge of the broader picture of housing in Madison will enable renters — especially student renters — to dispel misconceptions about the sources of local problems and to unite with the family and older residents to protect communities against the profit-minded erosion of absentee landlords and land speculators.

The most pressing housing problems of central Madison are the tremendous shortage of inexpensive housing, the deterioration of existing buildings, and the lack of tenant control. The University has been a major factor in the housing shortage. As enrollment rises, more students enter the housing market and the expanding physical plant of the University forces demolition of many housing units and conversion of others to offices. By 1975, expansion will probably reach Regent Street, destroying another 1200 units of housing.

The University has not taken responsibility for replacing the housing it has

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# SALE 'TIL MIDNIGHT



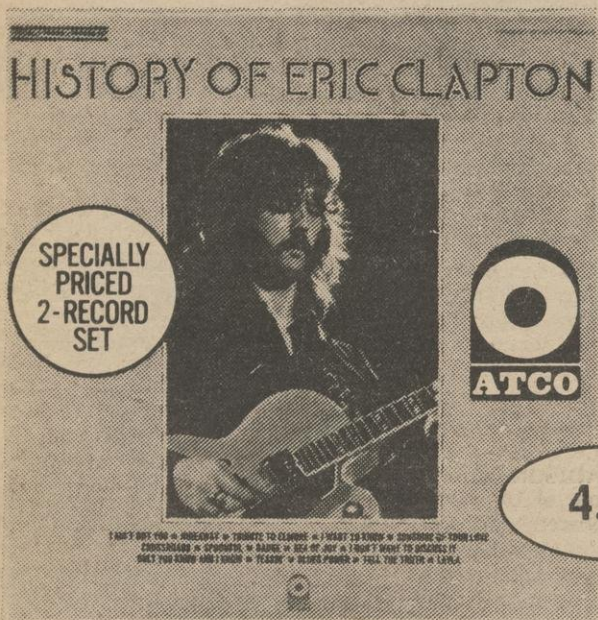
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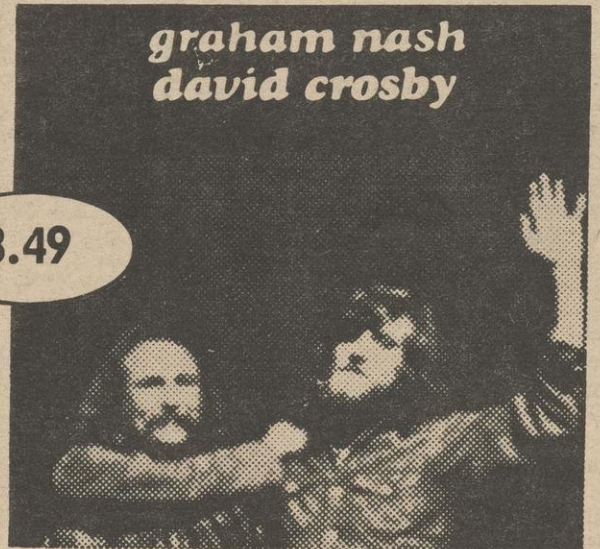
HISTORY OF ERIC CLAPTON  
Clapton—His name is synonymous with the Yardbirds, Mayall, Cream, Blind Faith, and Derek and the Dominos. Now here's the very best of the rock genius in a special two-record set which includes a previously unreleased Derek and the Dominos jam on "Tell the Truth."

**4.19**



ROBERTA FLACK SD 8230  
Roberta Flack's first lp is developing into her biggest seller. It features her current chart hit, "The First Time I Ever Saw Your Face," a richly sensitive ballad which perfectly conveys her personal style of singing.

**3.49**

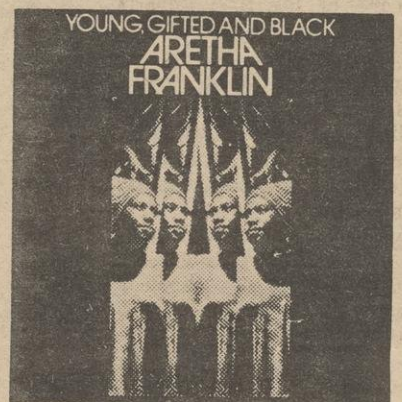


GRAHAM NASH/DAVID CROSBY Atlantic SD 7220  
Lending harmonies to each other's songs, Graham Nash and David Crosby continue to produce unerringly beautiful music. The remarkable thing is that two musicians with such seemingly disparate personalities and song writing styles complement each other so perfectly. This excellent album marks another positive stage in the growth of their careers.



YES Atlantic SD 7211  
Yes has reached the rather enviable position of incipient super-groupdom. The music on Fragile, their latest lp, is highly melodic, brilliantly arranged, and it is pushed along by a solid rock rhythmic foundation. "Roundabout," their current smash hit, is included.

**3.49**



ARETHA FRANKLIN Atlantic SD 7213  
As always, the release of a new Aretha Franklin album is a major event in the recording industry. In her latest release, Aretha continues to show her great skills as an interpreter of songs.



DONNY HATHAWAY Atco 33-386  
It's really no surprise that Donny Hathaway is one of the fastest rising names in contemporary music. His talents as a musician, composer, arranger, producer and a singer have generated a great deal of excitement from coast to coast. This live lp was recorded in the Troubadour in L.A. and at the Bitter End in New York.



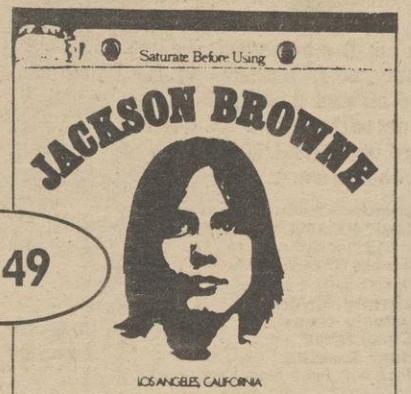
**3.49**



LIVE CREAM Atco SD 7005  
This lp is the second installment in a musical documentary of a group whose sound shook the sixties. Messrs. Clapton, Bruce, and Baker demonstrate their virtuosity in this rock explosion of the music of the middle-late sixties.



**3.49**



JACKSON BROWNE Asylum 5051  
Jackson Browne's debut album is moving him out of the California folk tradition into a place among the vanguard of popular composer singers. His song "Doctor My Eyes" is already moving up the hit charts.

# discount records

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By DIANE CARMAN

Walk down Langdon Street—you can just feel the difference.

The beautiful old sorority and fraternity houses are still there and from all outward appearances, they look much the same. But as soon as you knock on a door where a dark-haired woman with ratsy jeans, home-made sandals and a green tee shirt comes to let you in her tacky living room that is jammed with sleeping bags, cats, dogs, and most of all people, you know things have changed.

Of course there are still plenty of sororities and fraternities that remain active and, for the most part, dominate the Langdon St. scene. But the new development in this area is the rise in co-operative living.

**CO-OP HOUSES ARE** nothing new to Madison. It is only recently that they have come to Langdon Street.

At present, the Madison Community Co-op (MCC) estimates the number of existing living co-operatives to be about 29. This does not include small scale living co-ops organized independent of MCC on a short term basis. About 1000 students co-operate in these housing arrangements with varying degrees of success.

One graduate student, Mimi Wells, was a member of a co-op at 947 Williamson St. She and others dropped out after one year of unfulfilled expectations.

"Personal things make co-ops fail," said Wells. "Some people are basically individualistic while others want to do everything communally. I was one of those people who was more individualistic and I didn't think that it was necessarily better to do everything communally. What's wrong with being a loner?"

When co-ops first opened in Madison in the 1930's, they occupied the less expensive land sites of the campus area. Babcock House, one of the first student living co-ops at the University, began at 120 Lake St. It was organized by Steven Babcock as a house for male students in the Agriculture School who meet the required superior academic qualifications and could prove financial need.

Ten years ago Babcock House moved to its present location at 1936 University Ave. where it presently has room for 27 residents and an additional 22 "chompers" who have meal contracts with the house but live in rooms or apartments nearby.

Several other cooperative experiments were launched during the depression. The trend continued well into the 40's as the demand for inexpensive living and eating arrangements was still high.

Later, in the period of the 50's and early 60's, student interest dropped off and though few of the co-ops actually failed, no new co-ops were organized. Even as late as 1966 co-ops were still regarded

## Co-ops: Look Who's Taking The Greek Out Of Langdon Street



The Channing-Murry House pictured above was one of the co-ops that didn't make it and had to close last year.

by most students as cheap places to live without any real benefits.

A new movement was begun that year when a group of students approached the Madison Society of Friends (Quakers) asking them to sponsor a coeducational living co-op for the student community. The Friends and the University approved the plan on an experimental basis, and after the first successful year, they gave the group permanent approval.

The success of the Quaker group led several other student groups, attracted by the combination of co-ed living and co-operative self-government, to launch new co-operative experiments. The status of co-op living changed in the student community, as co-ops became the alternative to unsatisfactory dorm or apartment living.

AS CO-OPERATIVES began to appear in greater numbers, the problems of landlord-tenant relations and establishing credit in the Madison community became increasingly apparent. The need for a local co-op league was proposed as a solution to the problem. Thus four Madison people set out in March of 1968 to

the North American Co-op Conference in Ann Arbor to learn how to organize a co-op league.

The outcome of the conference was the Madison Association of Student Co-operatives (MASC). MASC was initiated by representatives of seven co-ops for the purpose of developing enough economic power and establishing good credit to give the co-ops a secure bargaining position with property owners and area loan associations. MASC enjoyed a short period of success but was forced to dissolve last year as a result of financial problems.

One noteworthy achievement accomplished during MASC's short-lived existence was the capturing of Langdon St. from the hands of local developers.

At about the same time as the trend away from fraternity and sorority life was building, the economy was failing. Money was hard to get and few developers could rush in and buy up the vacant fraternity and sorority houses. Several student groups, aided by MASC representatives, moved in and either bought or leased these houses for living co-

ops.

IN CONJUNCTION with this movement was the effective effort on the part of the Madison Tenant's Union (MTU) to boycott apartment rentals from James Devine. This movement was particularly significant because the plush Devine Towers and the Surf apartments were being studied by other local developers as a barometer of the student response to high-rise, luxury apartments.

Because of this successful boycott of Devine's buildings as well as the precarious situation in the national economy, developers did not move into the Langdon Street area leaving several ideal locations for Co-ops.

Another important power play that was helped along by MASC organizers was the revolt of the Langdon St. community against the city which was attempting to install new sewers at substantial cost to area property owners. The deeper 12 inch sewers were to be built in this area to carry off the additional effluent brought about by the high rise buildings in the area. The cost of this project, had it been approved by the city, would have been shared equally by all of the residents of the Langdon St. area.

Members of the community petitioned the city last year, opposing this move on the part of city planners to defer the expenses of the large private developer to the small property owner. Greeks, small private owners and co-op people formed a coalition and waged a successful battle against the city planners. The sewers are currently being installed but at the expense of the high-rise developers.

THE MADISON Community Co-op grew out of the now defunct MASC hierarchy. MCC presently publishes a monthly magazine, giving advice to prospective co-op organizers on such diverse topics as how to fix boilers to balancing the books.

THE PROBLEM of trying to

change established sex roles is a difficult aspect of co-operative living. "It's always a problem," said J. Jacob Win, a resident of 19 Langdon Street Co-op. "Trying to change patterns that have been reinforced for 20 years is no quick and simple process. Our solution is to tell all prospective members that our co-op is a whole lot of work and if you can dig a lot of work, and the rewards are great, you will like it here. At least then people know what they are getting into."

Last year Le Chateau Co-op at 636 Langdon St. went through a rough year of personal as well as organizational problems but things are running smoothly right now. Le Chateau recently voted to fire their accountant and distribute his duties among the resident in order to cut expenses. "We have been getting good rebates in the end," said Patricia Krings, a two-year member of Le Chateau, "and we're always in the black so economically we've done very well."

"There were troubles last year, though," Krings said, "and to call it a conflict of ideologies is putting it mildly." One of the men living in the co-op moved in with a female resident on the women's floor and some of the other residents were offended and directed their hostilities toward the couple.

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April 4, 1892

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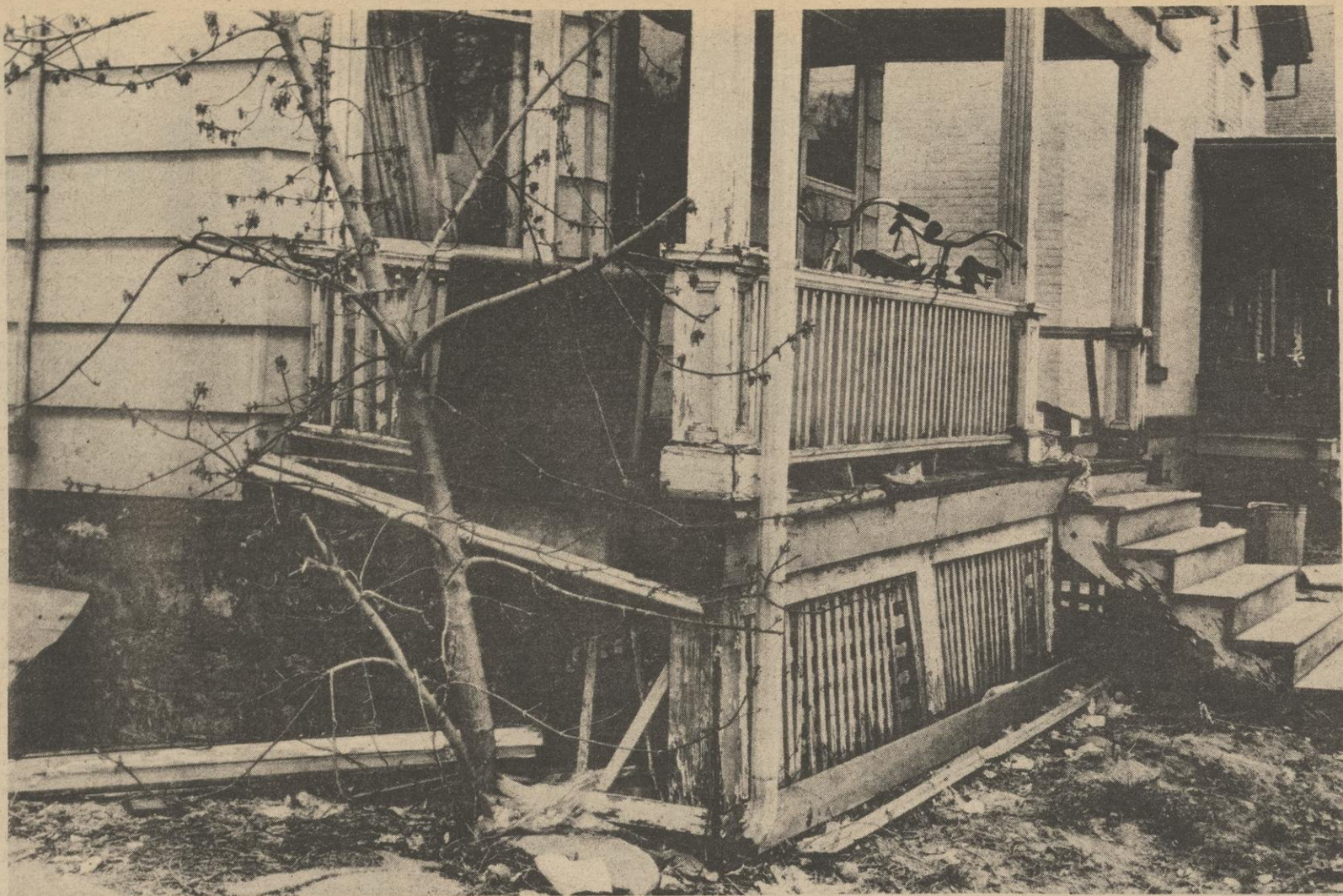
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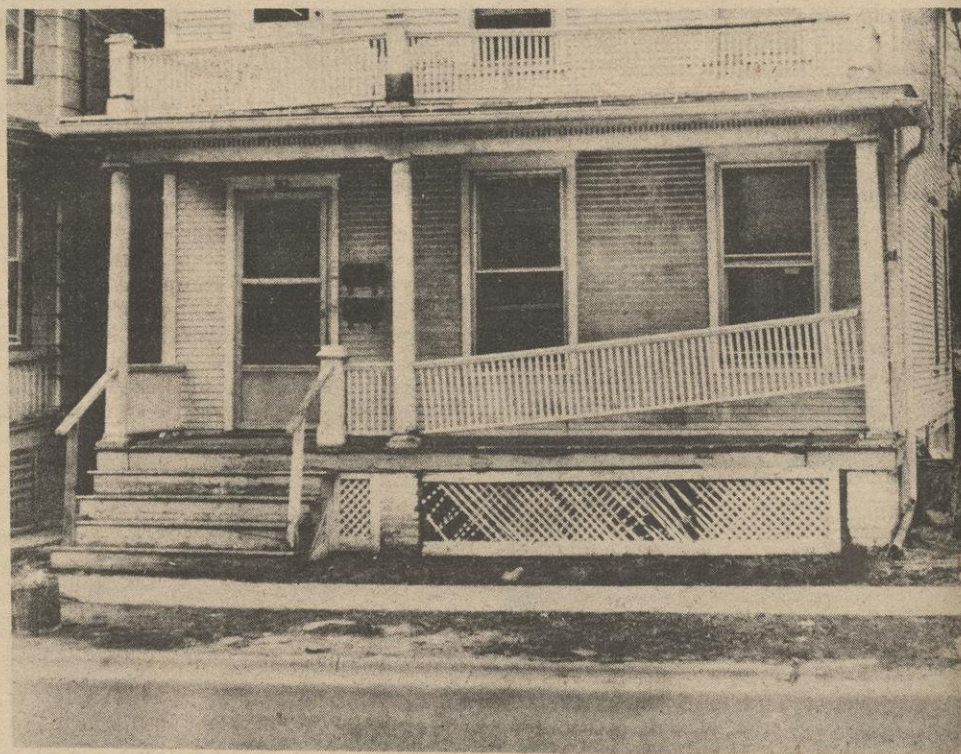




"I am tired of four walls and a ceiling; I have need of the grass."  
—Richard Hovey



Cardinal photos by Harry Diamant



## Introduction

(continued from page 1)

demolished, nor for building new units for the increasing number of students which it attracts. In 1961, the University acknowledged some tentative responsibility in this sphere and drew up a ten-year plan to provide housing for 10,000 students—about half in dorms and the rest in apartments. By 1965, the dorms had been built, as had most of the Eagle Heights apartments, for married grad students.

But at this point, the real estate lobby managed to block construction of any apartments for single students, in hearings before the State Building Commission. As usual, it was claimed by University and real-estate spokesmen alike that the private sector would fill the need. A glance at the Surf, the New Surf, Devine Tower, the Regent, the Towers indicates how private interests have been filling this need. They have been building luxury high-rise, high-profit apartment buildings in which only a few students can afford to live and which force students into the outlying wards in their search for a home.

The result of all this is a great and increasing shortage of moderately-priced housing in the central city, especially close to campus. Absentee landlords and speculators have been quick to profit from this situation. By offering substantially more than the owner could normally expect for his house, speculators buy up homes that were formerly owned by or rented to families and elderly couples. A typical case study reveals the process: a two-family, two-flat house in 1960 would have rented for about \$80 per unit or for \$160 for the whole house (\$80 was the median rent for a family apartment in the central city, according to the 1960 census). Perhaps the owner lived downstairs and rented out the upstairs.

When the absentee landlord buys up the house, he subdivides each flat to provide for four students in each. He charges each \$60 per month (a relatively cheap rent for the campus area now) and thus collects \$240 for the flat or \$480 for the building. Low-income families and elderly people cannot afford such rents and are forced to move out of the neighborhood.

An owner who decides not to sell soon finds that the nature of the neighborhood is changing. Absentee landlords are taking over, his neighbors are moving out. If he has children, he may soon find that there aren't enough families left in the neighborhood to keep the local school open, and he is forced to move to be closer to a functioning school.

If the owner still chooses to remain in his home, he is hit with the final blow: rising

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# Property Tax Dodge

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major improvement, such as repainting the exterior of the house, putting in a new furnace, or fixing up the attic, the assessor will raise the assessment on the house. If the landlord next door goes for five years without putting a cent into the building and has allowed it to decay beyond hope of repair, the assessment will not be raised as much as the assessment for the owner who has put money into fixing his or her house.

If you take pains to keep your house in good shape and make additions and improvements in it, the property tax system is going to penalize you, or is going to penalize the tenants who will not only pay for the cost of the improvements but will pay for the increase in taxes which the assessor will slap onto the house. These are increases above and beyond the increases caused by rising city and county spending and the annual rises in taxes caused by the new computer updating system.

One of the worst problems in Madison housing is poor maintenance, especially in absentee-owned property. The property tax structure only tends to worsen this situation by rewarding the irresponsible owner who allows buildings to become slums, and by penalizing those who attempt to keep their homes up.

## DO PROPERTY TAXES FAVOR INDUSTRY?

The discussion of property tax in the Capital Times series of Jan., 1972 dealt primarily with the unfair advantages which some influential persons had under the property tax system. They did not mention the fact that the large part of the inequities were related to speculation and the policy of assessing at income value. They also did not deal with that segment of the community which enjoys the greatest favors from the property tax—industry. For the purposes of assessment, land which is used for manufacturing is assessed lower than any other land in the city. In this case, the assessment is made on the basis of usage, while in the case of the homeowner in a speculation district it is based on income potential even though that is not what the house is being used for.

The case of Gisholt shows how industry has escaped paying its share under the property tax system, and also shows the power which industries wield over government bodies. Gisholt is famous for having forced the city to close down Baldwin Street, a major thoroughfare, on the ground that they would not be able to do classified government contracts unless the street were closed to the public. The city agreed to this and for two years Gisholt owned two blocks of Baldwin Street, tax free and without charge. Implied in Gisholt's arguments for giving them the street was that they would leave town or would be forced to lay off large numbers of employees if they did not get the street for their own private use. Only a little more than two years after being given the street, Gisholt announced that they were going to close down anyway and put everybody out of work.

The case with Baldwin Street is the best known example of the power of Gisholt and of industries. In fact, it is small in comparison to the tax breaks that Gisholt has gotten from the city over the years, breaks which homeowners and tenants have had to foot the bill for. Twice within the last five years, Gisholt has appeared before the Board of Review requesting reductions in assessments because of business losses and declines. They used the same technique in both cases. The first time, they bought a large tract of land along the West Beltline and put up a sign saying "future home of Gisholt Machine Co." The property was just outside the city limits so they would not be paying any taxes to the city at all if they relocated their plant to that site. They claimed that they needed a break in their assessment so that they could continue to operate out of the East Washington Ave. plant and if they did not get it, they would move out. Whether they ever seriously considered moving to the Beltline and out of the city is unsure; but the threat of such a move succeeded in getting them a reduced

property tax assessment.

The second time Gisholt got a break they used the same trick. They bought a piece of farm land between Madison and Sun Prairie and made the argument that if their taxes went up they would build a new plant at the Sun Prairie site and the city would lose tax revenue. Once again, the threat of a huge industry moving out did the job — Gisholt got another tax break and we paid for the difference. The closing of Gisholt was feared by city officials and Board of Review members; 2000 people once worked there and there is only one other private industry in Madison which employs that many persons. Gisholt took advantage of that fear, but it is quite possible that all along they planned to move or close and were just using that threat for some short-term financial gains. The fact that Gisholt closed anyway, in spite of the tax breaks, only supports this conclusion.

Industrial land is assessed far below land which is used for residential or commercial purposes. (see chart). Gisholt's land is only a little more than a mile from the Square, but it is assessed at only a fraction of what other land near the downtown is

## RENTERS AS TAXPAYERS

408 W. Washington, a run-down rooming house with six roomers. Each roomer has a single room, and they share two kitchens and two bathrooms. Each roomer pays a total of \$163 in property taxes per year for his room.

141 W. Gilman, a large apartment building with six four-bedroom units, each with a bath, kitchen, and living room. Average condition for campus area. Each apartment pays \$675 this year in taxes.

661 Mendota Ct., luxury high rise, 52 two-bedroom apartments, with two bathrooms, a living room and kitchenette. Each apartment pays \$565 in property taxes this year.

assessed. If Gisholt's land assessment had been doubled to the level where it should have been set (possibly higher), it would have brought in \$60,000 in additional tax revenue over the past five years. Gisholt's underassessment is much larger than this figure would indicate; the plant is for sale for a price which is far above its supposed market value based on assessor's opinions.

## CAN THE PROPERTY TAX BE REFORMED?

The problems with the property tax divide roughly into three categories. First, those injustices which are fortuitous and coincidental. These can be reformed, although with difficulty. Second, those inequities which are inherent in the property tax itself. Finally, there are those faults which will exist under any tax within a basically undemocratic economy.

Foremost examples of the coincidental faults of the property tax are the unfair assessment practices revealed under the recent Cap. Times articles and the inequitable distribution of funds which results from financing education through a local property tax. Although politically it would be very hard to force acceptance of reforms, both these problems can be solved. Honest, nonpartisan administration of the city-wide or national property tax with funds divided equally and favoritism punished, is conceivable in theory, if hardly likely.

The best example of a problem which is insoluble under the present idea of property taxation is the fact that it falls most heavily on those who are least able to pay. Speculators, businessmen, and slumlords are rewarded for letting their property deteriorate while using it for profit. Homeowners and tenants who do not

speculate, rent out, or sell for a profit, are penalized with higher assessments for improving and living in their homes. So long as a tax law takes no account of the use to which that which it taxes (here property) is put, it will be unfair. Any fair tax should tax that which is owned for profit, rather than that which is owned for use. Moreover, a fair tax should tax according to a person's ability to pay, so that the basic necessities of life (food, housing, medical aid) are not taxed. The property tax, as well as the proposed value-added tax, reverses this.

Finally, there are those problems in the property, or any other, tax which cannot be solved without a basic democratization of the economy. As long as landlords control

## SPECULATION AND BIG INDUSTRY

115 N. Bassett, a 33 X 66 foot lot in the heart of the Miffland speculation district. Land Assessment—\$2.48 per sq. foot.

141 W. Gilman, 52 X 132 foot lot with an apartment building on it. High speculation area—95 per cent of housing units on block are absentee owned. Land Assessment—\$2.34 per sq. foot.

1326 Vilas Ave., 40 X 130 foot lot, rented house. Mildly speculative area. Land Assessment—77¢ per sq. ft.

Gisholt, 1245 E. Washington, industrial land, 700,000 square feet within two miles of the Capitol. Speculative residential districts are on either side of it, with land assessments of 60¢ to \$1.10 per sq. ft. Gisholt Land Assessment—25¢ per sq. ft.

other people's homes and as long as firms such as Gisholt control a large number of the community's jobs, such people will be able to threaten or influence the peoples' representatives into giving them such unfair advantages as they have under the property tax. Moreover, as long as such people can pass their costs (i.e. taxes) down to the lowest level, the worker, consumer, and renter, no tax can be imagined which will not fall most heavily on the middle and lower classes and leave the wealthy alone.

The property tax can be reformed, but it will still be unjust. It could be replaced with a use tax, unlikely as that is under the political rule of the landlords and big business owners, but they will only pass the cost along. Only democratic ownership of housing and industry can end this injustice.

## News Briefs

### UNION POSITIONS

The Wisconsin Union Directorate, the programming body for the U.W. Memorial Union, is now accepting applications for positions on the newly structured program board. Positions are now open for such areas as theater arts, issues and ideas, outreach, social, arts and crafts and international affairs. Applications will be accepted from all University students through May 3. Application blanks are available in the Memorial Union Program Office (Room 507), the Union South Main Desk, and the A.W. Peterson Information Desk.

\*\*\*

### POEM CONTEST

Creative persons and poets, both amateur poets and serious poets, as well as teachers and students of American poetry, will be glad to learn about the nationwide poetry contest which the North American Mentor Magazine is sponsoring again this year. The North American Mentor, formerly published at Conesville, Iowa since 1964, is sponsoring its 9th annual poetry contest. The deadline for entries is June 1, 1972. Persons interested in entering their poems for this contest may obtain contest rules by writing to Poetry Contest Editor, Mentor, Fennimore, Wisconsin, 53809.

\*\*\*

### HISTORY SPEECH

A.D. Tushingham of Toronto, noted archaeologist who has shed new light on history through his excavations in Jerusalem, Jericho, and Iran, will lecture at the University of Wisconsin-Madison Wednesday (May 3). He will discuss "Jeusalem in Archaeology and History" and illustrate his topic with his own slides at 8 p.m. in the auditorium of Wisconsin Center.

\*\*\*

### WOMEN PAPERS

Have you undertaken a women-studies-related research project—term paper, M.A. thesis, dissertation? Are you thinking about doing such research next year? or are you just curious about who in Madison is doing what on this topic? Then, please attend a meeting on Wednesday May 3, 12 noon, 4274 Humanities, or call Alison at 251-8458.

\*\*\*

## Introduction

(continued from page 4)

property taxes. Property taxes are assessed according to the market value of the property which in turn is based on the potential income stream of the property. Once an area has become a high rent student area and the income stream on the area is established as the highest going price, the appraisal on all the properties in the area goes up to that level, as though all properties were bringing in that much income.

For example, in the Mifflin Street area where this process has been dominant, census data reveals that the value of single-family, owner-occupied houses has doubled from \$1200 to \$25000 in the period from 1960 to 1968. Thus the property tax more than doubled in this period (since the property tax rate has also risen). Correspondingly, the number of owner-occupied houses in the Mifflin area dropped from 115 to 50 in the same period. There are almost no owner-occupied homes in the area at the present time.

This is the shape of housing in Madison. Neither the University nor the city has fulfilled its responsibility to build badly-needed moderate income housing in the central area. Their claims that private interests fill this need must be seen as collusion: both the Advisory Housing Committee Report and computer studies done by the Madison Tenant Union show that, given existing land prices, private persons simply cannot afford to build a structure which would rent at moderate rates (no more than \$70 per person).

Students, families, and elderly persons all suffer from this system—all have a common interest in opposing slum speculators and demanding that low-income housing be built in the central area, that rents be maintained at reasonable rates, the community have a determining voice in decisions which affect future direction.

But, as yet, there has been no common action. Why? Most people—students and community people alike—are unaware of the broader processes affecting their daily life. Many community people feel that students are the root of their problems, not land speculators. Landlords encourage this view by panic-peddling, a tactic usually used by urban landlords to scare white homeowners to sell their homes at a loss to blacks.

Students who understand this larger picture should take an active interest in the communities which they are entering in order that they will not fulfill the stereotype held by local people that students are thoughtless transients with no concern for the community surrounding them. Students must start to build the bonds and understanding which will enable students and long-time community residents to jointly assert their rights above the present unchallenged rule of land and money.



## 111 N. ORCHARD

Summer Singles \$90-\$125  
Fall Singles & Doubles

\$500-675,

Kitchen privileges  
included.

1 block from Union South

251-6747

John.

1  
Girl to share apt. with

1

Near West Towne  
On bus to U.W.

Furnished  
(need own bed)  
Laundry Air Conditioned  
carpeted June-Dec.  
Ideal for Dec. grad!  
Call Bev

262-5042

## A SUMMER DELIGHT

Apartment for  
Single Person

—Air Cond.  
—Garbage Disp.  
—Laundry Facil  
—15 min. from campus

Call 251-2615

Late Evenings

## SUMMER & FALL

\*View of Mendota  
\*Private Pier  
\*Huge Closets  
\*High Beam Ceiling  
\*Furnished  
\*Garbage Disposal  
\*Only \$105.00

This charming efficiency with  
location near campus &  
capitol available MAY 15th.

257-2882

## SUPER SUMMER SUBLET

Hawthorne Ct.  
(off State St.)

4 bdrms  
for 4 women

CHEAP!

Call

255-3857

## Apt. Sublet Avail. Now or Summer

\*excellent location, one block  
from Union South  
\*air-conditioned, garbage  
disposal  
\*price negotiable for one or  
two

Call 256-3717  
or 256-0008

Ask for Kurt

## GALS 606 University Ave.

Charming Studio Apt.  
\$125.00

Very Large 1-Bedroom  
\$160.00

\*Completely furnished  
\*Carpeted  
\*Heat included

257-1010

257-3511

## SUBLET (JUNE 1)

3 bedroom spacious house  
Storage facilities  
garage—parking  
2 phones  
airconditioned  
dog pen

Close to  
campus, hospitals  
and Vilas Park

Call 251-7341

anytime

## Summer Sublet Furnished 3 BEDROOM

Free Parking  
Garage  
Quiet  
on East Gorham

Call 255-7337

After 6 p.m.

## SUMMER SUBLET

3 large bedrooms large living  
room with fireplace porch and  
pantry T.V. included fur-  
nished  
room for 3-6 people

Price Negotiable

CALL

255-6610

## SUMMER SUBLET

Own Room in Apt. For 1 or 2  
Girls

29 Langdon St.  
Furnished  
Air Conditioned  
Laundry Facilities  
Storage Area  
\$80 per month

CALL

251-8795

or

256-0938

## HOUSE TO SUBLET

With glorious pine tree and  
nice yard and neurotic but  
affectionate cat. Responsible  
couple or two grad students  
needed to care carefully for  
above during summer and to  
pay rent. A bike-ride from  
Mendota, house fully fur-  
nished, nice, quiet study too.  
Above all you must keep the  
place in good shape.

238-7797

## SUMMER SUBLET Cheap!

\*Air Cond.  
\*Carpet  
\*Large Closets  
\*Laundry Facil.  
\*Garbage Disp.  
\*Close to Campus

Either 3 or 2  
Rent Negotiable

1309 Spring, #201

257-7029

## SUMMER SUBLET

\*1 Bedroom apt.  
\*Furnished  
\*Utilities paid  
\*Beautiful wood paneling  
\*Walking distance from  
campus  
\*Close to grocery store,  
laundromat.

Call

257-6364

after 5 p.m.

## 5 BEDROOM SUMMER SUBLET

Large apartment with sum-  
mer porch and room to move.

CALL

255-7916

## Summer Sublet

w/option to rent for fall. House  
w/4 bedrooms (3 medium and  
1 extra large with alcove).  
Bath with shower. Large  
living room w/piano. Large  
open air front porch. Fur-  
nished Suitable for 4-5, near  
Laundramat and grocery  
stores. 2 blocks from Lake  
Monona. Friendly quiet neigh-  
borhood. Available June 1. 338  
W. Dqty If interested call:

251-4229

## SUMMER SUBLET

June 10 to Aug. 10

4 Bedrooms  
Fully Furnished  
carpeted livingroom,  
equipped kitchen large  
screened porch free parking

436 W. Dayton

262-8494

262-4274

## Summer Sublet 2 Bedroom Apt. for 3 or 2

—living room  
—kitchen  
—bathroom  
—furnished

Close to campus  
price negotiable

CALL 255-5832

after 5 p.m.

## Summer Sublet 1 bedroom apt. for 2-3

Great location Parking  
Available June 1-Aug. 15

Reasonable

Call 251-7108

## Furnished Apt.

444 Hawthorne Ct.  
(off State St.)

Lge. combination  
livingroom-bedroom  
Lge. closet area kitchenette  
and breakfast area  
(Ideal for couple)  
\$120/month from June 1

Call 256-4578

after 5 p.m.



## Rooms in Large House

—Singles and doubles  
—Summer sublets options for fall  
—Close to campus  
—Prices start at \$42 a month

—Call  
**257-4917**

21

## Girls Needed

for 5 bedroom house near Vilas Park!

**\$33 month**

featuring:

- \*sundeck
- \*2 phones
- \*2 bathrooms
- \*Free washer/dryer
- \*Air Conditioning

Call  
**255-8972**

22

## SUMMER SUBLET

Studio

For 1 or 2

\*Air-Conditioned  
\*Furnished  
\*Kitchenette  
\$300/whole summer two blocks to UW Hospitals

Phone **251-0720**

5-10 p.m.

(Option: Rent apt. for fall, too.)

23

## On the Lake

5 minutes from campus

## The Lake Lawn

244 Lake Lawn Place.

**255-6531**

Singles & Doubles for Women  
Meals during Fall, Kitchen Privileges in summer  
Lounge with Fireplace and TV  
Private Dock, Reasonable rates

24

## Saxony Apartments

305 N. FRANCES  
257-4283

Singles & Bachelorettes  
2 & 3 Bedroom apartments  
Carpeted & Beautifully furnished  
Air Conditioned  
Indoor swimming pool & sundeck  
Available Summer & Fall  
Reduced

Summer Rates  
For men & women students,  
Nurses, Technicians and Faculty  
MODELS ARE NOW

OPEN  
FOR YOUR  
INSPECTION  
NO  
APPOINTMENTS  
NECESSARY

Act now for choice floor locations  
and breath taking views. Con-  
veniently located across from  
Witte & Ogg dorms at corner of  
Frances and Johnson Streets.  
CALL:

**257-4283**

25

## Housing for Women

Summer and Fall  
at the Lake Lawn

a large house on Lake Mendota 3 blocks from Union and library. Single and double rooms available, some with lake view. Piers, pianos and fireplaces are provided for residents use. Limited parking available. During the fall and spring terms all contracts include breakfast and dinner prepared by our cook. In the summer the house is on a kitchen privilege basis with residents supplying and preparing their own food.

For more information call

**255-6531**

26

## 2-5 BEDROOM APTS.

available for June lease in Langdon street area. Also summer sublets available

## JANCO APARTMENTS

621 N. Henry St.

**257-7277**

27

## Very Nice Rooms for Rent

Summer and/or fall, singles and doubles, 4 blocks from library, private bath, furnished Please call

**255-3918**

or

**257-7277**

28

## SUMMER SUBLET

2 girls to share with 2 others  
—Completely furnished  
—2 bedroom apt.  
—near stadium  
—Spacious  
—laundry facilities  
—TV  
—many closets  
—shower and bath

Call

**231-2162**

rent negotiable

29

## Summer Sublet Option for Fall Lease

\*1 Bedroom  
\*Furnished  
\*Fireplace  
\*1 Block from UW Book Store  
\*Storage Area

CALL

**256-0938**

Anytime

30

## SUMMER SUBLET

1 bedroom furnished apt.  
Behind lake St. Ramp

Rent negotiable

Call

**257-6109**

31

## Own Room in Apartment for Four

15 minutes from campus

rent  
negotiable  
(Cheap)

If interested

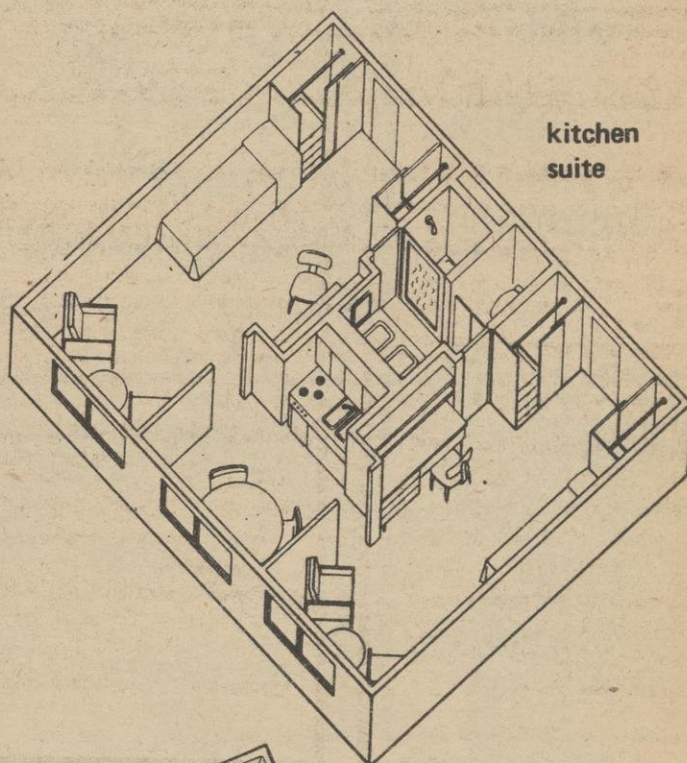
call **255-2860**

Ask for BOB

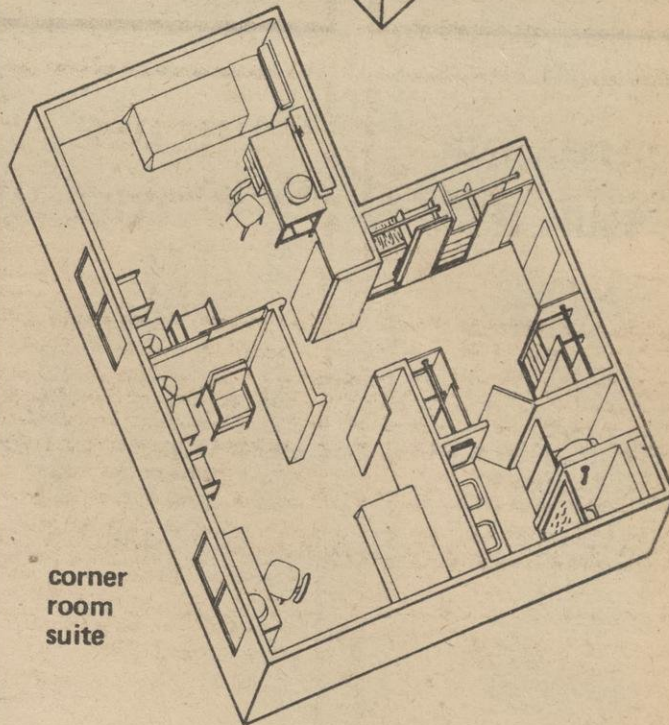
32

# the Towers

## NOW RENTING SINGLES FOR SUMMER OR FALL



kitchen  
suite



corner  
room  
suite

FROM \$900

(All Utilities Included)

COMPLETELY AIR CONDITIONED

WEEKLY MAID SERVICE

MEAL PLANS OPTIONAL

(Free Seconds — All You Can Eat)

COMPLETELY CARPETED

ONE BLOCK FROM CAMPUS

**257-0701**

THE TOWERS

502 N. Frances Street

(608) 257-0701

Madison, Wisconsin

REQUEST FOR INFORMATION

LAST NAME FIRST MIDDLE PHONE

HOME ( ) or  
PRESENT ADDRESS STREET CITY STATE ZIP



**\$77.50/mo.**

Summer sublet with fall option 1 male to share two bedroom apt. with one other. four blocks to hill.

Call Jeff at

**256-7330**

after 6:00 p.m.

33

**SUMMER  
SUBLET**

Large 2 Bedroom Apt. with 15x15 balcony, 1 block from James Madison Park and 1 block to Madison Tech. Rent Negotiable 15 E. Gilman St. Apt. 5

**257-2030**

34

**Rooms  
for  
Women**

1972-73 School Year

Homey Atmosphere  
\*2 floors  
\*Kitchen privileges  
\*Laundry facilities  
\*Ideal location

**121 LANGDON**

Call

**255-3240**

35

**SUMMER  
SUBLET**

1 or 2 girls

\*furnished, 2 bedroom  
\*carpeted  
\*bathtub and shower  
\*laundry and storage  
\*backyard and clothesline  
\*near stores  
\*excellent hitching location

RENT NEGOTIABLE

**255-6291** evs.

36

**WONDERFUL  
APT.**

\*furnished  
\*2,3 persons  
\*spacious  
\*fine landlord  
\*pets  
\*rent negotiable  
\*on East Gorham

Call **251-2268**

anytime

37

**\$100  
For Entire  
Summer**

for 1 male  
own room in 4 room apt.  
Excellent: kitchen, bathroom,  
living room, good deal  
Excellent location James  
Madison Park

**257-2924**

225 North Blair

38

**Live in the  
Legendary  
Miffland  
this Summer**

504 W. Mifflin Apt. 1

2-4 people

\$100 a summer  
person

**255-4939**

come over  
around dinner time

39

**SUMMER  
SUBLET**

2 bedroom furnished flat 1  
block to lake and stores. Big,  
sunny rooms—nicely fur-  
nished. Easy hitch to campus

June 1-Sept. 1

**\$185****255-6348**

40

**SUMMER  
SUBLET**

—first choice for next fall  
Large 3 bedroom first-floor  
flat

(Sleeps 4)  
—furnished  
—garage and off-street  
parking  
—porch  
—laundry facilities  
in basement  
—huge kitchen and living  
room  
—shag carpet  
—double beds  
—on busline  
—good landlord

Price negotiable

**251-4597**

840 Jenifer St.

41

**SUMMER  
SUBLET**

2-4 girls Block from library  
2 bedrooms laundry facilities  
parking garbage disposal  
Rent neg.

**256-2781**

Wendy or Marcia

42

Completely furnished Sum-  
mer Sublet for 3

**Entire Top  
Floor In  
House**

\*2 Bedrooms  
\*kitchen  
\*Fully carpeted living &  
dining rooms  
\*Air conditioning  
\*Storage room  
\*Much closet space  
\*New refrigerator  
\*Excellent location  
Rent Negotiable Call

**257-3298**

43

**Single Summer Sublet**

Large studio apartment  
private entrance, W. Gilman  
very nice private bathroom  
and kitchen.

**255-3890**

44

**Cheery**

2 Bedroom Apt. for girls  
Summer and Fall Rental  
Reasonable Rent  
Featuring: disposal, parking,  
shag carpet  
Close to campus, lake and  
State St.

Call

**255-6455**

414 N. Henry, Apt. #3

45

**LARGE  
APARTMENT**

216 N. Blair  
(500 Blk. E. Johnson)  
3 bedroom  
for 3—\$66.00 mo.  
for 4—\$50.00 mo.  
huge kitchen  
lots of closets  
front & back porch  
old natural woodwork  
leaded glass cabinets  
"It's got character."

June 1-Aug 31 with option for  
fall lease

**255-0223**

after 5 p.m.

(1 bedroom avail. May)

46

**AVAILABLE  
NOW!**

or  
Summer Sublet  
(also open for Fall)  
\*on Lake!  
\*one block from Union  
\*furnished 1 bedroom apt.  
—ideal for single or couple  
\*rent is negotiable  
CALL

**257-3906**

anytime

47

**LARGE  
4 BEDROOM  
APT.**

air conditioning  
laundry facilities  
parking  
1 block from State St.  
141 W. Gilman apt. A

Call 255-4458 or 255-4960

48

**On The  
Summer  
Side of  
Town**

\*1 block from arboretum and  
Vilas Park  
\*near lake wingra  
\*4 bedrooms—4 people  
\*sun room  
\*big front porch  
\*livingroom  
\*low negotiable rent  
619 S. Mills St.

**251-7860**

49

**EFFICIENCY  
APT.**

Summer sublet;  
fall option  
1 block from Capitol

Private kitchen & bath  
Laundry and storage facilities  
Light and airy;  
4 windows  
Furnished (\$50 security  
deposit)

**\$87.50**

per month

Call evenings:

**255-7141**

50

**Summer Sublet**

3-5 girls

\*spacious living room & dining  
room  
\*3 bedrooms  
\*nicely furnished and car-  
peted  
\*washer and dryer  
\*price negotiable  
\*Call 257-1844

**18 N. Butler**

51

**Apartizing!**

Air-conditioned to keep your  
COOL!  
To pass it up, you'd be a fool!  
Near hospital 2-4 persons  
needed  
Rent negotiable  
A really spaced-out place

**233-7686**

Call anytime

52



## GREAT SUMMER SUBLET

5 spacious bedrooms for 5-8 people; 2 baths; parking; laundry facilities  
good location—2 blocks from campus, 1/2 blk from lake, right off of Langdon—for males, females or both.

Call 255-6960 or 257-1997  
CHEAP—price negotiable!

## 1 MAN

needed to share two-bedroom apt. for summer

416 N. Paterson

2 blocks from James Madison Park

Call

255-2143

after 5 p.m.

## LANGDON HALL -NEWLY REMODELED-

"Old fashioned charm with modern comfort"

Corner of Lake and Langdon Streets.  
1 Block to Union, 1 Block to Lake

LARGE STUDIO APTS. . . \$125.00 - \$160.50  
LARGE ONE BEDROOM. . . \$165.00- \$185.00

\*All have private bath  
\*Completely furnished  
\*All utilities included  
\*Security locked  
\*Laundry facilities  
\*Sun deck  
\*T.V. Antenna System

Phone the Resident Manager  
257-1010 or 257-3511

## FURNISHED SUMMER SUBLET

Apartment with 2 huge bedrooms (2-4 persons)  
—air-conditioning  
—modern appliances  
—laundry facilities  
—bedroom partitions for privacy  
Rent is reasonable and negotiable  
3051/2 W. Johnson  
Call 257-6383 or 255-4290

## VILLA MARIA

Residence for women  
Enjoy the summer on Lake Mendota - private pier.  
Room and Board for Summer Session:  
Singles - \$270  
Doubles - \$240  
615 Howard Place 256-7731

## STUDENTS HOW DOES YOUR APARTMENT COMPARE?



## SUBLET:

1 Bedroom apartment, furnished, airconditioned. 215 N. Frances (803). \$128 per mo. Full summer. 1 or 2 people.

255-0194

## SUMMER BARGAIN!

SUBLET: Modern efficiency, furnished carpeted, air-conditioned. Male May 29-Aug 30; \$155 for summer. 215 N. Frances (806)

255-6880

1. COMPLETELY FURNISHED & CARPETED
2. ALL UTILITIES PAID
3. MAID SERVICE
4. WALKING DISTANCE TO ALL CLASSES
5. PARKING AVAILABLE
6. AIR-CONDITIONED
7. ROOF TOP SUN DECKS
8. CONGENIAL ATMOSPHERE

OURS

YOURS

YES

YES

YES

YES

YES

YES

YES

YES

Maybe you should move out of theirs, and move into ours. Call us at 257-7115 Ask about our 2 person/2 bedroom rates.

*The Regent*

AT 1402 REGENT STREET



The  
Cookware



602 Langdon  
Rooms with meals for girls  
\*spacious rooms  
\*private and quiet  
\*laundry room  
\*maid service  
\*free local phone  
From \$1225 per academic year

255-0363

58

## Large 2 Bedroom Apt.

Furnished  
Living room  
Kitchen  
Pantry  
Bath  
1 block from James Madison  
Park  
For Summer Sublet  
Call evenings

251-4796

59

## Campus Summer Sublet

On Lake, Air. Conditioned,  
Furnished for 2 or 3 guys or  
girls

256-7659

Call LOIS at 256-7659 after 5  
p.m. 262-2433 during  
working hours

60

## WOMEN Conklin House

505 Conklin Place  
Kitchen privileges  
Reasonable

255-8216  
222-2724

61

## SUMMER SUBLET

Biggest apt. in Madison  
4 1/2 bedrooms to sleep 6-8  
people  
Huge livingroom with balcony  
\$325 per month  
117 E. Gorham  
James Madison Park area

262-8146

62

## Summer Sublet 2-4 2 Bedroom

Air Conditioning  
Near James Madison Park  
Rent Negotiable  
(But Cheap)  
143 E. Gorham #3

CALL  
255-1567

63

## 2 bedrm. Summer Sublet

w/fall option, air conditioned,  
off street parking, furnished,  
rent neg. 121 W. Gilman

255-3007  
evenings

64

## Sunny, Breezy Apartment

1 1/2 blocks to Bascom Hill

2 bedrooms for 4 optional  
water bed large kitchen many  
closets and cubboards back  
entrance and porch

rent negotiable  
251-3177

65

## Summer Sublet

Spacious 3rd Floor apt.

## Balcony

Price Negotiable

432 W. Dayton

Call  
256-6484

66

## SUMMER SUBLET 2 BEDROOM

Rent Negotiable  
Good Location  
Great Ventilation

CALL EVENINGS  
257-4943

67

## SINGLE Summer Sublet

1805 University Ave. Apt. 2-C

2 blks. from campus  
Shared Kitchen  
Shared Bath Laundry  
facilities Rent negotiable  
Furnished

Call  
238-4058  
Ask for John

68

## SUMMER

Male Student Needs two  
Roommates

\*Own Room  
\*Free Parking  
\*Excellent Location  
\*One block S. Union South  
\*Rent—reasonable

1314 Randall Ct.  
255-0415  
Call after 10 a.m.

69

## Summer Sublet

Large two Bedroom  
Apartment

Huge Living Room, Kitchen  
Block from James Madison  
Park.

Call in evenings  
251-4796

70

## SUMMER SUBLET

\*2-3 People  
\*Close to campus  
\*Near Union South  
\*Air-Conditioned  
\*Laundry facilities in  
basement

Rent Negotiable

1323 W. Dayton, Apt. 14

251-6158

71

## Summer Sublet

Across from James Madison  
Park on the Lake—  
3 Bedroom Furnished for 5

Rent Negotiable

257-5535  
Easy Walking and Hitching

72

## 1-4 GIRLS Available June

## 2 Bedroom 2 Bathroom Apt.

Air conditioning  
Swimming Pool  
Dishwasher  
Utilities included

Price Negotiable  
Campus Area  
238-4997

2302 University Ave.

73

## 5 Spacious Bedrooms Summer Sublet

—Fully Furnished  
—Across from James Madison  
Park  
—Storage facilities  
—Sun roof  
—Porch  
—Utilities included

143 E. Gorham  
257-4892

74

## SUMMER SUBLET for 2 people

405 N. Francis (by Parsons)

GOOD LOCATION!

Reasonable Price

Call 262-5207 or 262-8077

75

## Summer Sublet

2302 University Apt. 217

2 Bedrooms, 2 full baths, dish-  
washer, air conditioning,  
furnished

At the West end of cam-  
pus—easy bike ride!!  
Available June 1st to August  
15th or 31st

Price Negotiable

231-1648

Evenings best, but call  
anytime

76

## 1 or 2 to share with 2 or 3

2 Bedroom Large Livingroom  
Porch  
4 min. to Engr. Campus \$80  
total per person

June 1st -Aug. 15

38 Breeze Terrace Apt.4

231-1446

77



Cozy, Modern Fully Furnished

## 1 Large Bedroom Apartment

Summer Sublet  
(ideal for 2 or 3)

Near Campus featuring:  
air conditioning, garbage disposal, laundry facilities, parking,

Rent is reasonable and negotiable

Call between 5-12 p.m. daily

**233-2190**

78

## SUMMER & OR FALL

\*3 Bdrm. furnished  
\*Air Conditioned  
\*Parking  
\*1 1/2 blocks from campus  
\*Carpeting  
\*Laundry facilities  
\*Rent-negotiable

**257-6053**  
anytime

79

## 2 Bedroom Summer Sublet for 3

will sublet individually or to a group

Negotiable Rent

—dishwasher  
—near field house  
—available June 1

811 Garfield St.

**255-6234**

80

## 5 BEDROOMS ALL UTILITIES

Near Square & Lake Mendota

Bedrooms on Top Floor—  
Sunny Exposure  
Available for Summer

Rent: \$225 per month will talk!

Call

**257-6814 or  
251-8796**

81

## MODERN Fully Furnished EFFIC. APT.

Air Conditioning  
Disposal, Balcony  
Sun Deck, Pool  
Parking  
Laundry room  
Storage Facilities  
Near Lake, campus  
Rent Negotiable

**257-3461**

after 5 p.m.

82

## IDEAL Summer Sublet

4 Bedroom Apt.  
(4-5 females)

—comfortable  
—spacious  
—2 porches  
—backyard  
—parking  
—storage room

Rent negotiable!

416 W. Johnson St. (3rd floor)

Call

**255-0514**

83

## Summer Sublet 3 Bedrooms

3-4 people

—Porch  
—Good location

\$150 month

**Call 255-7638  
or 257-0940**

84

## 3 Bedroom Apartment

Summer Sublet Cheap only  
\$100 per month 312 N.  
Ingersoll or call

**Call 251-7283**

85

## Summer Sublet

5 Bedroom House

4-5 People

—Garbage disposal  
—washer  
—dryer  
—garage parking

Near Stadium

**238-7269**

1809 Van Hise Ave.

86

## Large 1 Bedroom

June 1-Aug. 15. '72 or Aug '73 only

Fine furniture, utilities, parking, great kitchen!  
\$150/mo. 209 S. Bassett #3. No dogs

**251-6512**

also for sale: lrg wood desk \$20, nice wood chest \$15, T.V. tables \$5, old big chair \$5, T.V. \$65, window fan \$10, air conditioner \$45

**251-6512**

209 S. Bassett #3 near campus, parks, and capitol

87

## Summer Sublet

June 4 to mid-August

## 3 Bedroom House

(sleeps 5 women)

—near Union South, campus and hospital  
—air conditioned  
—122 1/2 N. Orchard  
—\$50/month/person or best offer

Nancy

**262-5481**

88

**2**  
REFRIGERATORS FOR SALE  
3.2 cu. ft. include freezers  
LIKE NEW

**\$75.00 EACH**

(will bargain)

**255-9088**

89

## the MILTON MANOR

is a 4 bedroom house featuring:  
complete furnishings  
yard - parking  
two phones - 1 1/2 baths  
near parks & hospitals 10 min.  
walk to campus  
other good things  
Summer only  
rent—cheap and negotiable  
Call:

**255-6579**

1124 Milton St. (one block south of Regent St.) Stop in and look it over

90

## 1 GIRL

needed to share Frances St.—campus  
Modern 1 bedroom furnished apt.

—air conditioned  
—carpeted  
—garbage disposal  
—laundry facilities  
—storage area  
—parking available

Available June 1st

Call

**256-3716**

after 5

91

## June 1 to Sept. 1 Sublet for 4

\$125 each/entire summer

—great location  
—2 bedrooms  
—large kitchen  
—living room  
—very quaint and nostalgic  
—AND superb "patio"

(actually large fire escape) for those romantic summer evenings

502 N. Henry

**255-2047**

92

## Summer Sublet

(Fall option)

2 (possibly 3) rooms in 3-bedroom apt.

\$75 a person

—10 min. walk to campus  
—near grocery, laundromat  
—off-street parking  
—large living room and kitchen

1324 Milton St., #2

**255-5511**

Mary or Scott

93

## Summer Sublet

3 bedrooms—sleeps 4  
gigantic kitchen  
large living room  
whole first floor

609 Howard Place right off Langdon

Cheap!

Call

**257-9431 or  
257-9364**

94

## WOMAN

Looking for more than just a roof over your head?

—Own room  
—Air conditioner  
—Near everything  
—Porch and sun roof; remodeled, carpeted  
—Rent is CHEAP and negotiable  
—share apt. with 3 girls  
—fall option for 2

Call Fay at

**256-6035**

404 State St.

95

## ROBIN APARTMENTS

1309 and 1315 Spring Street

3 BLOCKS SOUTH OF UNIVERSITY AVE  
OFF RANDALL

\*Completely furnished large rooms  
\*17 feet of closets  
\*Masonry construction  
\*Separate kitchen with eating areas  
\*Tubs and showers

\*Air conditioning  
\*Sound proof walls and ceiling  
\*Off street parking, storage lockers  
2 people—\$180 3 people—\$210 4 people—\$290

Manager in apt. 6 at 1309 Spring St. owners office downstairs, off laundry room at 1315 Spring St.

Phone: 271-9516

See present tenants for summer sublets



### Fully Furnished 1 BEDROOM APARTMENT

Sublet June 1, 1972

For 2 people (good four couple)

- Large living room
- full kitchen
- separate eating area
- laundry room
- storage area
- good management
- very close to campus and hospital
- fully carpeted

Call

**251-5478**after 5:30 p.m.  
daily

96

### SUMMER SUBLET

1 to share with three others

- \*Air-Conditioner
- \*Laundry facilities
- \*Garbage facilities
- \*Garbage disposal
- \*Dishwasher
- \*2 Bedrooms
- \*West-end campus
- \*Parking available
- \*\$55/month

Call

**233-8280**

anytime

97

### Summer Sublet for 4

- Air conditioning
- carpeting
- spacious
- 2 bedrooms
- rent inexpensive negotiable
- laundry and storage facilities
- campus area

Call either:  
Karen 262-5102  
Ann 262-5108

98

### Try It You'll Love It

Summer Sublet

- 4 bedroom House
- living room
- dining room
- porch

Good location 1 1/2 blocks to Witte

Excellent condition  
You Gotta See It To Believe It

529 W. Dayton

Call:  
**255-3778**

Reasonable

99

### SUMMER SUBLET

Air-conditioned, modern,  
furnished, large 1 bedroom  
apartment(only 2 blocks from Union  
South)

2 or 3 people

rent negotiable

Call

**255-4229**

100

### SUMMER SUBLET

- furnished efficiency
- big, old, quaint
- great location
- reasonable
- available immediately

Call

**251-7398**

101

### Available in Fall:

Room and Board in Sorority  
House \$1250 for 1/2 double  
\$1350 for single

- \*3 delicious meals a day
- \*close to campus, on the lake
- \*Parking

Call

**251-4840**

or

**257-5130**

anytime

102

### 1 WOMAN Needed for 2-Person apart- ment

### Summer Sublet

Near campus  
Own room  
ParkingNice neighborhood reasonable  
rent

Call Julie

**255-3980**

(evenings)

114 S. Orchard

103

### Air-Conditioned One Bedroom Apartment

garbage disposal  
parking

\$250

\$50 for summer

227 Langdon St. #2

**255-6271**

104

### Efficiency Summer

(1 or 2 people)

Featuring:

- Air conditioning
- Swimming Pool
- Sun Roof
- Private Balcony
- Security locked building
- Private Kitchen and bathroom facilities
- Laundry room
- Close to campus
- Reasonable

Call

**255-8150**

evenings

105

Comfortable Apt. for 1-6

### ANY REASONABLE OFFER ACCEPTED

- \*5 min. to any point on campus
- \*Newly remodeled
- \*Plenty of room
- \*Near tennis and bucket courts

**233-5546**

1805 University Avenue Apt. #3

106

Large, bright room with bay  
windows, on lake, with all  
utilities paid. Kitchen with  
stove, sink, refrigerator, fully  
furnished, use of pier and raft  
available. Only two blocks  
from campus.

626 N. Henry #2

Call John at

**251-7045**

after 6 p.m.

daily

107

### 1 Bedroom Kitchen Bathroom

furnished available June 8  
Summer and/or Fall

\$85.00/month utilities included

18 N. Blair

**251-7947**

4:30 -6:00 p.m.

108

### Fall Furnished Apartment

for  
1 or 2

(Perfect for couple)

- Kitchen
- Utilities paid
- Ideally located 2 blocks from campus

1317 Randall Ct. Apt. 1

**251-1065**

109

### Summer Sublet 4-5 People

4 bedrooms, huge kitchen,  
large living room  
close to campus \$50/month/  
per person (5 people)

418 W. Johnson

Call: Margie

**262-8111**

Meg

**262-8136**

110

### FALL 1972 APARTMENTS

- 628 W. WILSON...4 BEDROOM
- 1026 FIEDLER LANE...3 BEDROOM
- 1001 FIEDLER LANE...2-3 BEDROOM
- 422 GILMAN... 2 BEDROOM
- 614 PINE...EFFICIENCY 1-2 BEDROOM
- 424 FRANCES...SINGLE ROOMS

Summer

Sublets

Available

Call 257-4221

### Furnished Summer Sublet

Cheap  
Sleeps 2Screened porch, parking,  
utilities included, large living  
room and bedroom

520 W. Mifflin

Apartment 2.

Call:

**257-0694**

after 12:00 noon

111

We have a nice apartment for a  
June to June lease. The place is  
broken in, mellow, has good  
vibes depending on you, the  
place could be a together en-  
vironment for next year.  
There's a big living room  
w/fireplace, 2 bedrooms, bath  
and kitchen, a porch with ac-  
cess to a roof. Also, parking is  
available. \$180 utilities separate  
for two or three 431 Hawthorne  
Ct. #E Call us anytime 255-0933

**255-0933**

112

### Great House!

ON LAKE MENDOTA  
CAMPUS AREA

N. Pickney  
Parking  
Utilities paid  
Furnished  
Single  
June 1-Aug. 18  
\$150 for summer

Call

**231-2030**

or

**255-4096**

113



### Fabulous Summer Resort!

2 Rooms Available in a 4 person apt.

- private rooms
- spacious
- parking
- 4 tennis courts
- open playing field
- just off Lake Monona (W. Wilson St.)

Call

**256-6103**

Reasonable at twice the price!

114

### Super Summer Sublet

1-2 people

2 extra large bedrooms in a 4 bedroom apt. carpeted and paneled

Apt. includes 2 bathrooms with showers, large kitchen, window air conditioner, parking

Price negotiable

Good location

431 W. Johnson

Call

**257-7151**

115

### NICE "SPACY" 4 Bedroom House

—FOR SUMMER SUBLET

- furnished
- nice neighborhood
- close to campus
- 2 car parking
- living room
- dining room

\$250/will negotiate

**255-2842**

116

### Cozy, Modern Fully Furnished 1 Bedroom Apartment

- parking
- air conditioning
- garbage disposal
- laundry room
- storage facilities

Available June 1st

1 block from Union South

1308 Spring Street

Call 256-3635, 233-2588

117

### SUBLET

an apartment on Lake Mendota

Available Now, and/or summer with fall option

Spacious 2 rooms plus own kitchen, bath and pier.

\$150 utilities included

Will talk, call

**257-1452**

118

LAKE SIDE APT.  
AVAILABLE FOR SUMMER  
WITH FALL OPTION

Big Bedroom and living room,  
bath and kitchen

Nice lake view, own pier,  
utilities paid

\$145

Call

**257-1452**

119

CAMPUS EFFICIENCIES

### Summer & Fall

- furnished
- parking available
- laundry room
- private kitchens
- friendly people
- 2 blocks from union

Come See  
TOM, 636 Howard Place  
Apt. 11

**257-6685**

120

### Summer Sublet Entire House 5 Bedrooms

Large kitchen, spacious  
livingroom, ideal for 4-6  
Near Vilas Park

Rent: Cheap

Near campus: 935 Chandler

**256-2925**

121

### 3 BEDROOM 2 BATHROOMS

fully furnished  
carpeted

June-June lease  
or summer sublet w/August-  
August lease

522 W. Johnson, Apt. 1

Call

**257-9391**

122

### 3 Bedroom Apt.

2004 University Avenue

Room for 3-5 people.

- pets permitted
- parking available
- laundry facilities next door.
- access to basement
- landlord is very understanding
- Price negotiable

Call

**233-9645**

123

### Fantastic Two-Room Apt.

- \*available Mid-June
- \*rent negotiable
- \*best house on block
- \*for summer, fall option
- \*great for couple
- \*furnished
- \*500 Block W. Dayton

Call

**251-4612**

124

### Summer Sublet 3 Bedroom 5 Females

1/2 house  
Free washer-dryer  
Garage  
Good Location

\$120

101 S. Orchard

**255-7098**

125

### Summer Sublet Mens Single

kitchen priv.  
utilities incl.  
\$60

1805 University  
Apt. 1B

**238-8648**

126

### Lovely Spacious 3 Bedroom Apartment

Near Lake Monona  
Fireplace  
Screened Porch  
Wall to wall carpeting  
Parking available  
Laundry facilities  
Available June 1  
Fall option  
Either 3 or 4 people  
Reasonable

Call:

**257-5925**

anytime

127

### Summer Sublet 4 Bedroom

- 2 porches
- basement storage
- phone
- all utilities paid
- stadium area

Rent Negotiable  
1728 Van Hise

**262-4034**

**262-4014**

128

### 4 SUMMER 2ND FLOOR APARTMENT

- 4 bedrooms
- Carpeted
- Porch
- Parking
- Great location

**255-5361**

129

### HUGE Summer Sublet Need 4 Girls

Air Conditioned  
Well Furnished  
Good Location

141 W. GILMAN  
Parking Available

**251-2951**

130

### Summer Sublet 4 Bedroom Furnished House

Near Vilas Park, campus  
air conditioner  
living and dining rooms  
kitchen, bath, garage

Call

**257-7770**

**257-4219**

131

### Nakoma Park Apartments TownHouses

- Large 2 and 3 bedrooms
- \*Furnished or unfurnished
- \*Two baths
- \*Private entrance
- \*Private patio
- \*Central Air
- \*Carpet
- \*Excellent bus service to campus

Unfurnished. . . . **\$175 - \$195**

Furnished. . . . **\$215 - \$245**

Phone: 271-3408 or 257-3511  
4425 Nakoma Road



### Summer Sublet 3 Bedroom

for 3-4

Gorham &amp; Henry

1 blk. to State St.

Close to Campus  
Furnished  
Rent negotiableCall  
256-3469

132

### Summer Sublet

One girl needed to share 2-bedroom apartment furnished

own bedroom  
air conditioned  
laundry facilities  
kitchen, living room,  
bathroom

29 Langdon St. #4 near campus

Call anytime  
257-2420

133

### 4 Bedroom Summer Sublet

211 Langdon St. Apt. 6

garbage disposal  
ultra modernmust sacrifice  
at \$200/month255-2922  
255-2923

134

### Large 3 Bedroom

3-4 people  
\$180/month  
2 1/2 months

### Summer Sublet

June 1-August 15

Ideal location Close to campus  
and State St.Living room, kitchen, bath  
and 3 bedroomsAll utilities included  
Laundry facilities  
Furnished

Come and See it

Call

256-6561

135

### SUM SUB FOR 2

1 bedroom apartment

\*close to Witte  
\*air conditioned  
\*security lock  
\*laundry room  
\*parking  
\*large walk-in closet  
\*option for fall  
\*rent negotiable

CALL

257-8982

136

### Furnished modern efficiency

with sleeping alcove.  
Available June 1. Swimming  
pool and air conditioning  
Close to campus and hospital

Call

233-0549

137

### Summer Sublet 2 Bedroom

Large living room, kitchen,  
bath for 2-3-41 block from James Madison  
Park, the Square and close to  
campusFully furnished  
Clean, quiet, has classOn E. Gilman  
Rent reasonable and  
negotiableCall  
255-9982

138

### Top Floor in House 1 Bedroom Apt. 2-3 People

3 1/2 large rooms plus sitting  
room overlooking Lake  
Mendota  
fully furnished, air-  
conditioning (parking)Available June-August \$140  
Fall at higher rate

(323 N. Blair)

255-6385

139

### Summer Sublet 2 Bedrooms Furnished

Air conditioned  
Wisc. Ave. and JohnsonParking Available  
Rent negotiable

251-4704

140

### Summer Sublease 4 Girls

2 double rooms

Great location 430 W. Gorham  
2nd floor

Large enclosed porch

\$130/person for entire sum-  
mer June 1-Aug 31

Call

256-7687

Ask for Evy, Carolyn, or  
Shirley

141

### Summer Sublet

for 1 or 2 males

1 bedrm in great 2 bedrm apt.

Cool, quiet, residential neigh-  
borhood

Near Vilas Park

20 minute walk to Bascom

Cheap!

Call

256-7476

142

### Summer Sublet

with option for fall

3 large bedrooms

Large kitchen includes piano

cheap for 3 or 4 people

Near James Madison Park

Call

257-7383

143

### State Street Blues?

Try a bland house near  
nature's wonders.  
The Arboretum, Lake Wingra,  
Vilas Zoo?Summer House for six or  
more.

\*3 bedrooms

\*Fireplace  
\*Front and back porches  
\*Free laundry facilities  
\*Free off street parking  
\*a "Ball" room in basement  
May rent by rooms.  
Located between Stadium and  
Vilas.

Call

255-4027

Rent Negotiable

144

### Beautiful Singles by the Lake

\*furnished  
\*kitchen privileges  
\*\$11 per week

142 Langdon

Call

257-9015 or 251-9958

Ask for

Lenny, Jon, or Mike

145

### Spacious Apt.

Near campus

—Large yard  
—2 large bedrooms  
—Ample kitchen with modern  
appliances  
—Large living room  
—New water heater—The hot  
water never runs cold!  
—Parking  
—Rent very negotiable

Call

256-5629

anytime

146

### SUMMER

June 4 thru Aug 26  
Reasonable Rate  
Only \$100.00

\*Kitchen privileges

### FALL

\*Room and Board  
\*Free parking  
\*Color T.V.  
\*Parties  
\*Good location.  
next to Engr.\$575.00 per semester  
Contact: House Manager, 132  
Breese Terrace, 53705  
Phone 238-4263 or 233-9811

147

### Summer Sublet

Excellent location

### One to Share

Call

257-1184

Marla, Fran

148

### Good Summer Sublet for 2 or 3

James Madison Park

Call

256-5067

between 5-7 p.m.

Jim, Dennis

149

### Pool Sauna Clubhouse

\$60 3-man  
furnished apartment  
your own room  
convenient transportation

June-Sept. 1

271-6831

150

### 3 BEDROOM TOWNHOUSE

Unfurnished Two stories,  
suitable for 5 people  
1 1/2 baths

Full basement

Private front and backdoor  
Start at \$162.50 and utilities

(That's \$32.50 each for 5!)

2 blocks off University  
1/2 mile past Hilldale  
Call property investment  
231-2496 or 233-3885

151



**Having an Orgy?**

Sublet a  
4 Bedroom Apt.  
—girls—  
for the summer  
good  
location—  
W. Gorham  
Rent negotiable

Call:  
**256-6275**  
or  
**255-2290**

152

**Need a Big Bedroom?**

(summer sublet  
fully furnished  
apt.)  
Balcony  
air conditioning  
underground parking  
garbage disposal  
laundry room  
storage area  
Close to hospital,  
Engineering & Union South  
Call

**251-0126**

153

**Summer Sublet**

small efficiency  
cheap  
10 min from campus  
Parking  
Ideal for one or couple

Call:  
eves.  
**233-2916**  
days  
**262-1934**  
(ask for Tom)

154

**Summer Sublet**

Fully Furnished

**1 Bedroom Apartment**

—parking  
—laundry facilities  
—storage space

W. Badger Rd. Area  
262-1935  
Ext. 3446 days  
256-7255 nights

155

**Summer Sublet**

3 bedrooms  
dining room or 4th  
3-6 people  
great location—  
near park, lake  
and zoo  
pets allowed  
screened porch

Cheap!

1008 Vilas Ave. Apt. 2  
**257-6859**

156

**3 Summer**

\*Parking  
\*Grocery and Laundry close  
\*Shower  
\*Furnished  
\*Porch  
\*Close to campus

Price—cheap &amp; negotiable

Call  
**256-6138**  
anytime

157

**Apt. for 2-3 2 Bdrms**

shower/bath  
screened porch  
kitchen  
parking  
Cheap

Close to campus,  
lakes, store,  
laundry

summer sublet only  
**257-9006**

158

**LARGE ROOM**

Available for two people  
Reasonable rent  
Free parking

Utilities paid

Near campus

Call  
**251-7217**

159

**Own Room Female**

\*Huge Kitchen  
\*Two porches  
\*Back Yard  
\*Picnic table  
\*Washer/dryer  
\*Good location

411 W. Gorham  
(By Lums)

Call  
**251-3894**

160

**PERFECT FOR Three People**

comfortable, clean, fully furnished 2 bedroom apartment available for summer sublet (June 1) and for the fall rent is very reasonable

free parking in back  
modern wood-paneling  
great landlord!

10 min. to campus  
2125 Univ. Ave.

Call  
**231-2537 or**  
**233-9273**

161

**For Rent:**

Campus—1 Bedroom  
Summer Sublet  
or June-June  
lease.  
Excellent Landlord,  
Furnished  
Utilities included

Call  
**251-4888**  
anytime

162

**3 Bedroom Apartment**

Front & back yards  
Two porches  
Walnut & apple trees

Near: Country,  
shopping,  
bus lines

Call:  
**233-1444**  
Available June 1

163

**4 Bedroom Apartment**

Available June 1st

Near East Side

Toby After 4

**251-1345**

164

**NEED 2 MORE GIRLS FOR Summer Sublet**

\*Cheap  
\*2 large bedrooms  
\*Spacious living room  
\*ideal location  
(Near Mifflin St. Co-op)

\*Enclosed backyard  
\*Available June 1st  
110 Bassett

Call  
**262-5621**  
or **262-5630**

165

**CHEERFUL, SUNNY 1-Bedroom Apartment**

large living room  
2nd floor of house  
near Johnson St.  
Convenient for  
getting to  
campus  
back yard

Summer Sublet

**257-2234**

166

**Convenient Summer Sublet**

Fully Furnished  
1 Bedroom Apartment  
right on campus  
1/2 block off  
State St.  
huge bedroom  
great kitchen  
living room  
storage space  
415 Fitch Ct.

Call  
**255-1186**  
**CHEAP**

167

**2 Bdrm**

air conditioning,  
furnished apt.

June 1-Aug. 20  
E. Dayton  
Near lake  
Free parking  
Washer and dryer.  
remodeled  
happy kitchen

Call  
**257-6203**  
after 5 p.m.

168

**2-Bedroom**

Living room  
Dining room  
Parking  
\$225 furnished  
\$195 unfurnished  
2821 Monroe St.

**1-Bedroom**

Parking  
\$140

135 E. Johnson

Summer or Fall

**238-7957**

169

**HARBOR ARMS  
Furnished Large One Bedrooms**

\*Private entrance  
\*Pleasant yard  
\*Air conditioned  
\*Includes heat & water  
\*Parking  
\*Bus service to campus

**Phone: 238-4927 - 257-3511**

1300 BLOCK TEMKIN AVE.,  
JUST OFF UNIVERSITY AVE.



### Summer Sublet Two-Bedroom Apartment

- option to lease in fall
- parking
- heat and water furnished
- on bus line
- close to Westgate Shopping Center
- stove, refrigerator
- 7 minutes to Lot 60
- laundry facilities
- frisbee field

Call: 263-3885 (day)

274-1791

(night)

170

### Summer Sublet 2-Room Apt.

Great location  
(one block from  
library on  
state)  
Mostly furnished  
Great condition  
Lots of room for 1 or 2  
\$375 (negotiable)  
June 1st till fall classes

Call:

Greg—262-6339

Jamie—262-8428

171

### 4 Bedroom House 2 Floors:

Living room  
Large kitchen  
2 baths  
Basement and attic  
June 15 to August 15

217 S. Mills

Call: Paul 262-8516 or

Mike 262-8537

Price negotiable

172

### SUMMER SUBLET

furnished apartment  
2-3 people  
(2 bedrooms)  
rent—reasonable  
and  
negotiable

East Johnson  
near campus  
(also by park)

Call

256-5067

173

YOU'LL BE SORRY  
IF YOU  
DON'T SUMMER  
SUBLET  
THIS APT.!

- \*4 Bedrooms
- \*Kitchen
- \*livingroom
- \*Spacious sunporch
- \*parking available

425 W.  
Dayton

Rent Negotiable

Call

257-0193

Sandi

174

### Summer Sublet

TWO GIRLS  
NEEDED TO  
SHARE WITH  
2 OTHERS

- \*Kitchen
- \*3 bedrooms
- \*Livingroom
- \*Spacious porch
- \*Rent negotiable

454 W. Washington

257-0193

A nice place to live

175

### FOR FALL

2 girls needed to share  
bedroom  
in a large house

- \*Dining room
- \*living room
- \*kitchen
- \*2 bathrooms
- \*Screened porch
- \*Real fireplace  
and outdoor  
grill
- \*\$53/girl and utilities
- \*Excellent location

Call

251-0193

176

### Summer Sublet

On lake Mendota  
Across from  
James Madison  
Park

Large 2 bedroom  
apartment

1 mile from Union  
Very  
reasonable rent

Call

262-1718

or

255-5439

177

### 1-Bedroom Apt.

Living room  
Huge kitchen  
Bath  
Inc. utilities  
Pets allowed  
Parking  
\$110/mo.

IDEAL FOR COUPLE  
or 1-2

104 Langdon #8

Call Miriam

255-7181

or come over

178

RESPONSIBLE  
COUPLE  
NEEDED

to rent large 1  
bedroom apt.  
containing our  
furniture for June,  
July, Aug.

Air con., garbage disp.,  
laundry facil., swimming  
pool, covered parking,

near Brittingham park  
and Lake Monona

256-1682

day or evening

179

### Sublet til Aug. 15

- Large 2-bedroom
- Screen porch
- Excellent location
- Furnished
- For 3 or 4
- Laundry
- Utilities incl.
- Rent negotiable

111 W. Gilman #6

Call

257-5904

180

### Two Bedroom Apt.— Summer Sublet

June 1 - Aug. 15

- Near lake
- Screen porch
- 3 or 4 people
- Big
- Cheap

111 W. Gilman #1

255-5863

181

### 2 Bedroom Furnished Apt.

(comfortable for  
2-4 persons)

Low rent

Four blocks from  
campus  
spacious living room  
complete  
kitchen and dining area  
Cool

Parking Available  
MUST SEE!

Call

251-7626

182

### One Couple Needed

for summer sublet  
furnished  
own bedroom  
large apartment  
fireplace  
option for fall  
quiet  
neighborhood

Van Hise  
Avenue

Call Jennifer

257-4160

183

### Furnished— One Bedroom Summer Sublet

\$160/month or negotiable  
(includes utilities)

- \*laundry facilities
- \*1 blk. from lake Mendota
- \*10 minutes to Humanities
- \*abundant closets

255-2590

184

### Summer Sublet

Sunny large bedroom  
(13'x13')  
in 3 bedroom apartment  
with 2 others  
Apt. includes  
large kitchen,  
living room, bath  
\$55/month

(probably  
negotiable)

Linda

255-0471

185

### Summer Sublet Perfect for 2

Well-furnished  
apartment

Available June 1

305 W. Mifflin

Call:

257-2014

186

### Girl Wanted to Share Large House

\$85.00 for summer,  
price  
negotiable  
Available June 1

Private Kitchen  
2 bedrooms  
2 phones  
Garage  
Utilities included

Call

257-0585

Ask for  
Claudia

187

### House With "Character" Needs 3 More! (Girls)

garage  
2 porches  
lots of grass

WORTH EVERY  
PENNY!

251-6541

256-0080

188

### Summer Sublet 2 Apts.

4 & 3 bedrooms

Rent Negotiable

308 N. Bassett

257-2396

189



### 3 Bedroom Apt. for Summer

(sleeps 4)

- Air-conditioned
- Parking
- Porch
- Washer and dryer in building
- Close to campus and hospital

Call

**255-3816**

190

### SPACIOUS SUMMER SUBLET 3 Bedrooms CHEAP!

screened-in porch  
close to  
hospital engineering  
and  
agriculture schools  
Union South  
308 N. Prospect  
Call John 262-9265  
Bob 262-6129  
Buck 262-6123  
2 blocks from campus

191

### 2 Girls Needed for Summer

- great location
- only 1 block from lake
- laundry facilities in basement
- garbage disposal

CHEAP

**255-8013**

133 Langdon Apt. B

192

### Entire Apt. or 4 Single Rooms

- \*rent negotiable
- \*Pets welcome
- \*Near lake
- \*Laundry facilities
- \*Shower

Call Jill or Glor

**257-4160**

193

### 3 Guys Needed For Large 5—Bedroom Home

- Garage
- Washer and dryer
- Large back yard
- Wooded area
- Furnished
- Mint condition
- Kept cool by prevailing westerlies
- 2114 Regent

Call:

**233-3245**

194

### SUMMER SUBLET

Available June 1

- Completely furnished apt., including air-cond., dish-washer, telephone, laundry facilities in building
- One bedroom, living room, kitchen, bath
- Swimming pool!
- New building, comfortable, roomy
- \$135 per month (all utilities except electricity)

Call Kent or Linda

**836-8311**

(Middleton) evenings

195

### Efficiency Hawthorne Ct. For 1 or 2

Summer Sublet

- Close to everything

Parking available

Call evenings

**251-1676**

196

### Summer sublet at 1604 Regent St. Huge House 5 Bedrooms

For 1-5 persons

- Garage,
- close to campus
- and More!!

Rent negotiable

Call

**231-2934**

or

**251-9193**

197

### 3 Bedroom Apartment

Summer Sublet

- Fall option
- Spacious

1 block from lake

- Rent reasonable
- Excellent hitching

Close to whole Earth Co-op and

Common Market

Between Johnson & Gorham  
310 N. Brearly

Call

**257-6545**

198

### 3 Bedroom Apartment

Summer Sublet

Fall Option

Reasonable

Very Spacious

Easy Hitching

1/2 block from

Whole Earth Co-op

751 E.

Johnson St.

**255-1555**

199

### Near James Madison Park

- Attractive 1 bedroom apts.
- available June 1st.
- No Pets.
- Utilities,
- washing facilities.

Starting at \$135.00

**257-1633**

200

### Near Madison Park.

Double rooms available  
for men

from June 3 to Aug. 15  
for \$150.

Color T.V.

No pets.

**257-1633**

201

### GIRLS! 4 Summer School

- \*Air conditioned rooms
- \*3 excellent meals daily Mon-Sat.

Brunch Sunday.

\*Free parking

\*Free Bed linens

\*Sun Deck and Pier

\*\$270 eight weeks

Alpha Delta Phi

**255-9783**

202

### HAASE TOWERS

116 East Gilman Street  
255-1144; 257-5174

NOW RENTING FOR FALL  
FURNISHED  
1 BEDROOM  
APARTMENTS

- \*Completely furnished with Shag carpeting and Drapes
- \*Air Conditioned
- \*Laundry and Vending Facilities
- \*Free Parking
- \*Large Balconies
- EAST SIDE OF CAMPUS ON LAKE MENDOTA PRIVATE PIER WITHIN WALKING DISTANCE TO SQUARE
- office hours—Mon-Fri 4-7 p.m.
- Sat and Sun. 1-5 p.m.
- Limited number of apartments available for summer

203

### UNIVERSITY COURTS

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238-8966; 257-5174

Now renting for summer and fall  
Efficiency, 1 and 2 bedroom furnished apartments.

- \*Mediterranean Decor, with Shag Carpeting and Drapes
- \*All Utilities included
- \*G.E. Colored appliances including Dishwasher and disposal

\*Air conditioned

\*Indoor pool

\*Laundry facilities

\*Unbeatable location

—On bus Line

—Walking distance to campus, hospital shopping

SHORT TERM SUMMER

LEASES AVAILABLE

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Sat.—9 a.m.-5 p.m. Sun.—1-5 p.m.

204

### THE CARROLLON

620 North Carroll  
257-3736; 257-5174

NOW RENTING FOR SUMMER AND FALL  
FURNISHED 1 BEDROOM  
APARTMENTS FOR 2 OR 3  
PERSONS

- \*All utilities included
- \*Completely furnished with carpeting and drapes
- \*Color Coordinated appliances
- \*Disposal
- \*Air Conditioned
- \*Laundry & vending facilities
- \*Some parking

ON LAKE MENDOTA WITH  
PRIVATE PIER

Reduced Summer Rates

Office hours—Mon-Fri. 1-8 p.m.  
Sat and Sun. 1-5 p.m.

205

### GREENBUSH APARTMENTS

104 S. Brooks

### SCHOOL YEAR LEASES

**256-5010**

2 bedrooms for 4, \$663 each

1 bedroom for 2 or 3, \$650-\$850 each

or one year lease \$170 per month

\*Furnished

\*Air conditioned

\*Carpeted

\*Pool

\*5 blocks to Chem building

Showing daily 1-4 p.m.

Reduced rates for the summer

### GAS LITE SQUARE

- Very large land 3 bedrooms
- very large 1 and 3 bedrooms
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- \*Carpet throughout
- \*Two baths
- \*Air conditioning
- \*Panoramic View

**\$155.00 - \$275.00**

GASLITE SQUARE—OFF E.  
BADGER RD.

**Phone: 251-1334 or 257-3511**



## Dorm Life: 'Times Have Changed'

By PAT SLATTERY

Remember Joe College? Sure — the guy who sported the crew cut and wore a letter sweater and white bucks.

He was the operator back in the old days when everybody who was somebody lived in a dorm. All the guys admired him because he smuggled beer into his room and entertained girls until midnight and never got caught. Que bon vivant!

Times have changed. Joe and his crew cut have practically disappeared from college life but the dorms still stay and are called home by over 6,000 students on the Madison campus.

ADMINISTRATORS HAVE realized that students who live in residence halls today are demanding more freedom than their predecessors. Visitation hours have been relaxed and next year some dorms will house both men and women on alternate floors. Residents will also be able to select one of four different meal

plans.

But with change has come an unwelcome partner — increased costs. The minimum room and board plan for next year will cost a student \$970 dollars, an increase of \$74 dollars over last year's minimum.

In an era when students are demanding more freedom and less expensive accommodations, the question arises: Will dorms continue to attract a large number of people as a suitable and inexpensive place to live?

Rick Romenesko, a freshman from Appleton, plans to move into an apartment next year. "The confining atmosphere caused by these cinder blocks is driving me crazy," he said.

"Some of the guys on the floor get together and act like kids, doing things like flooding the entire hall and swimming around and leaving a mess. It makes it pretty hard to study. I'm ready to get out next year."

IN 1969 HOUSING administrators decided that students under 21 could live off campus if they stayed in approved housing

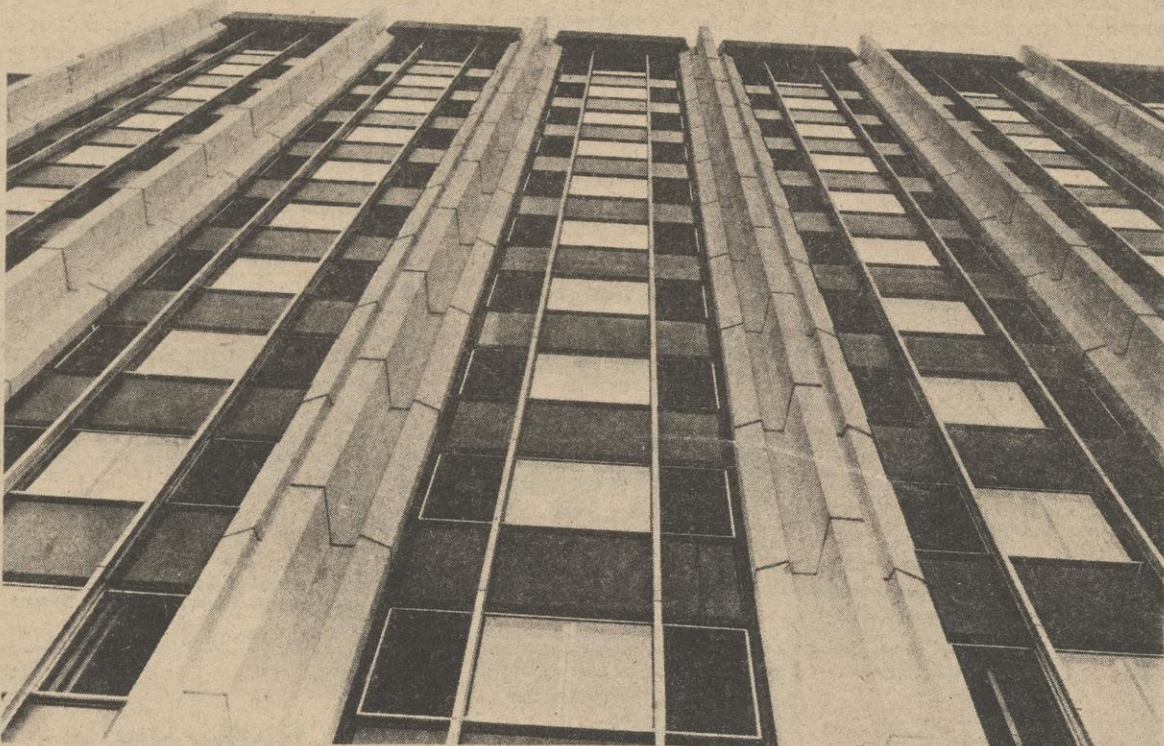


photo by James Karger

**CAMPUS**—Nicely furnished apts. for 4 girls—close to Burger Chef and the Library. New carpeting—laundry facilities. Grad day to grad day lease. \$181 per girl per quarter—only three left.

**CAMPUS—SQUARE**—1 bedroom furnished apartment. carpeting—laundry facilities—near beach. \$150 and available June 1st on year's lease.

**B.B. CLARK BEACH—SCREENED PORCH** overlooks lake and beach. Large 2 bedroom furnished apt. for 4. \$224 per month. Available Sept. 1st.

**CAMPUS—NEAR BEACH**—1 bedroom furnished Apt. \$145. Available Sept. 1st.

**ON CAMPUS—MARRIED COUPLE ONLY**—furnished 1 bedroom apt. in well kept building. \$145. Available Sept. 1st, laundry facilities.

### FOR INFORMATION:

days 238-7958 Sue or 274-1280 Ken  
eves 238-7958 Sue or 845-6536 Ken

and had parental consent, and a sizeable number of students did decide on other accommodations.

Today's total number of students living in dormitories is about 1000 less than the peak figure of 7,300 residents before the new ruling. Over 70 per cent of the dorm residents are freshmen and sophomores. The vast majority of upperclassmen have found off-campus spots, where they claim the rent is cheaper and the atmosphere is more conducive to studying.

Mary VandeKamp, a junior, lives in Witte Hall. She says, "I think dorms are nice for freshmen, because you meet a lot of people but by the time you're a junior almost all your friends have moved off-campus."

"The atmosphere seems too cold and impersonal here where I live in 'Cement City' (Southeast Dorms). Besides, I'm on a diet and the cottage cheese in the food halls is always warm. It tastes awful."

"THERE'S DEFINITELY been a swing in student preference for off-campus living since '69," a student housing administrator commented.

"Students seem to be looking earlier this year and are searching for places where they can have their own bedrooms. It's getting pretty tight near the campus but out of the core area

there's places with vacancies that can be rented easily."

In an effort to keep more students in dormitories, changes have been made to make residence halls more attractive. Co-ed dorms will be set up next year in Elm Drive A, Cole, Ogg and Witte with men and women on alternate floors. Beer will be allowed in rooms and liquor is currently under consideration. Most of the major decisions such as determining visitation hours are made by the Board of Regents.

The biggest change in dorms has been the growth of single rooms. "The demand for singles is tremendous," according to Ray Wirsbinski, business manager for residence halls.

"WE CAN RENT all the singles that we can possibly afford because the student demand is so great. Five years ago there were only 435 singles situated mostly in the Adams and Tripp area. Today we're renting out almost 1100 singles, an increase of over 600."

If there is a universal complaint by dorm residents, it concerns the quality and price of the food served by the residence hall food service. Each student is required to purchase one of the three meal plans offered this year.

Officials in the Residence Halls defend the new system. "I realize it's hard for students to understand it but the cash-equivalent basis is much more equitable," said George Gurda, assistant director of the residence halls.

"From 1926-1970 we worked on the standard board and 20 meals per week plan. But that system's disadvantage was that the girls and those students who went home on weekends were in effect subsidizing the men who were the heavy eaters. Our new plan provides a good deal of flexibility and students end up paying only for the food they eat."

YET ALTHOUGH IT might be fairer, one student waiting in a breakfast line summed up many people's food frustrations when he said, "You pay 25 cents for a crummy salad and 2.50 for a small slab of steak. If there's one justifiable reason for a riot on this campus this year it will be over the price you have to pay for a decent dinner."

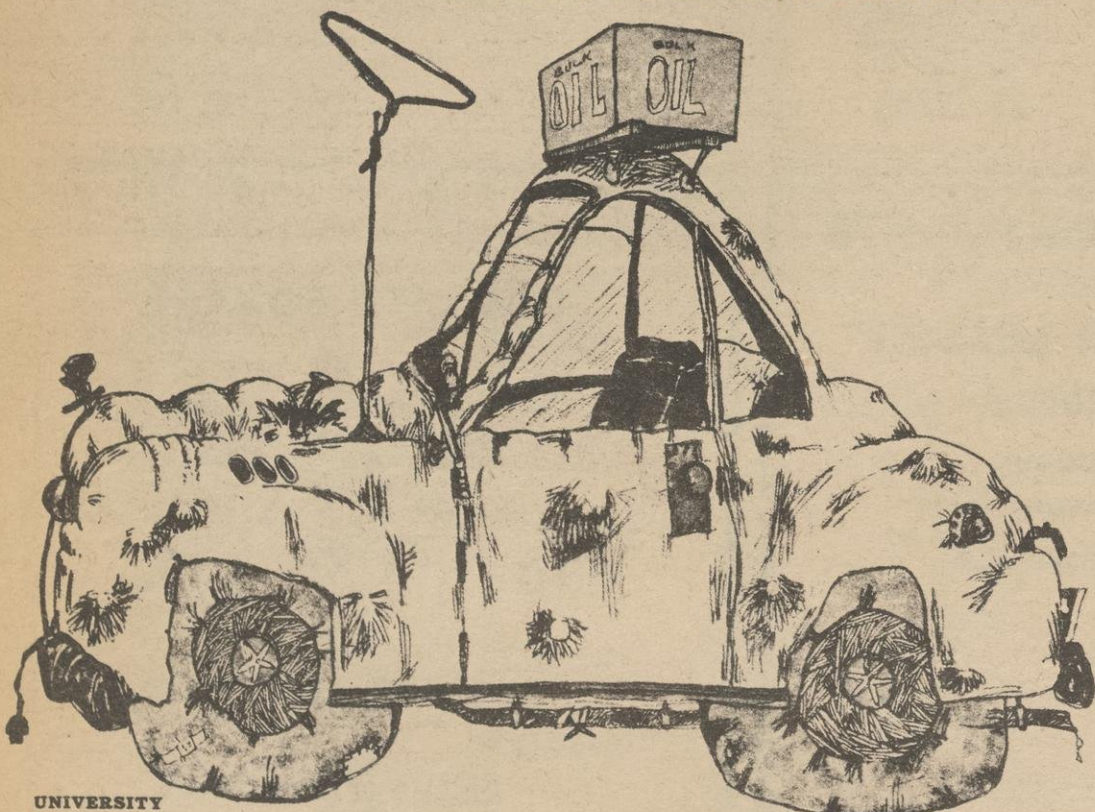
Although the dorms have lost over 1000 residents during the past two years, administrators are confident that the dorm population has leveled off and will stay between 6,000 and 6,200 for at least the next few years.

But already Elm Drive C was closed this year and Elm Drive B might be reconverted for other purposes if enough students decide to live in other quarters next year.

For the most part, freshmen will continue to swell the dorm's ranks for one year and then seek out other accommodations. But the era of the day when college life centered around the dormitory is dead.

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# Ten Important Questions For The Harried Renter

The questions answered below are those most often asked by tenants when a conflict with the landlord has occurred and the solution is offered within state statutes. When a written agreement signed by both parties is contradictory to the statute, it often takes precedence. Contact the Madison Tenant Union for further information.

**Can the landlord enter a tenant's apartment without permission?**  
No. So long as the tenant is not in default, he has the right to exclusive possession of the premises. The landlord may enter the premises only upon advance notice and at reasonable times to

structural repairs, keep all equipment under his control in a reasonable state of repair and fix or replace any plumbing, wiring, or other machinery furnished with the premises which is no longer working.

**What happens if the apartment becomes untenable because of conditions beyond the tenant's control?**

If the landlord does not immediately remedy the situation, the tenant may move out. Since this is a very drastic step, the apartment must definitely be unliveable due to damage by fire, water, or other casualty, or due to a condition hazardous to health. If the tenant justifiably moves out

tenant his belongings may be held.

**Must a tenant ask the landlord's permission to add another person to the apartment or to sublet?**

Yes. If this is not done the landlord may evict the extra person or the subtenants.

**If one tenant leaves, must the remaining ones pay his share of the rent?**

Yes. There is joint and several liability created when more than one tenant becomes a party to the lease. Everyone is responsible for all of the rent. If the absent tenant's share is not paid, the landlord may sue the absent tenant or any combination of remaining tenants or he may evict

clause becomes effective. **How is a lease properly terminated?**

Any type of lease, oral or written, may be terminated at any time by the mutual agreement of the landlord and tenant. If the lease has more than one year yet to run, the agreement must be in writing. It should be stated here that it is very rare for such a termination agreement to be made unless the tenants have provided replacements willing to enter into a new lease with the landlord. Basically, landlords do not terminate leases out of the goodness of their hearts because their tenants must leave the area or can no longer afford the rent.

If for any reason you cannot continue your tenancy, other than the condition of the premises, the best thing to do is find someone willing to sublet. It must be someone acceptable to the landlord, but he must be reasonable in his selectivity. However, if the subtenant fails to complete your obligation on the lease, the landlord can hold you liable for the remainder of the rent.

When you simply wish to terminate your agreement at the expiration of the rental term, follow the procedure agreed upon between you and the landlord at

the time the lease was entered into. If there is no prescribed procedure or only a partially prescribed procedure, the state statutes provide a method for termination. In the cases where only a partial procedure was agreed upon, follow it and fill in the gaps with the statutory provision below. For example, if your agreement said that the landlord must have a 45-day notice of termination, but doesn't explain how to give that notice, you would follow the agreement for the duration of the notice and the statutes for the presenting of the notice.

Some leasing agreements are for a specific period of time and terminate on the expiration date without notice from either party. With that type of leasing agreement, notice of termination by either party is not necessary. However, most agreements continue to renew themselves unless one party or the other gives notice to the contrary. Month-to-month agreements renew themselves automatically every month and agreements for a year often renew themselves automatically for a like term of one year or metamorphose into month-to-month terms after the first year.



"Who is supposed to make repairs? The tenant must make or pay for all repairs..."

Cardinal photo by Arthur Pollock

inspect, make repairs or show the premises to prospective tenants or buyers. Exception: The landlord may enter the premises without notice in the absence of the tenants where he reasonably believes that such entry was necessary to protect the premises. Can the tenant alter the premises without the landlord's permission?

No. Not even if the alteration would be an improvement and enhance the value of the apartment. No physical changes of any kind can be made without permission. This would include such things as changing locks, painting, and nail holes.

**Who is supposed to make repairs?**

The tenant must make or pay for all repairs that can be made at a cost to him that is minor in relation to his rent. Example: the tenant should unclog a plugged drain or put new washers on a leaky faucet. The tenant must also make or pay for all repairs necessary due to his negligence. The landlord must make all

the landlord must repay any rent paid in advance, apportioned to the period after the premises become untenable.

**Can the landlord seize a tenant's personal property against the will of the tenant to force him to pay the rent?**

No. The landlord's remedies are to sue for rent or evict. He becomes liable for a civil suit if he seizes the tenant's property. Exception: if a person is a boarder or a lodger rather than a

the remaining tenants and also sue for the rent.

**Is the lease still legally binding if the landlord sells the property?**

Yes. The new landlord must honor the lease as if he were the original landlord.

**Can a landlord hold a tenant for another term when the lease has an automatic renewal clause?**

Yes, but only if the landlord warned the tenant of the clause in writing not less than 15 days nor more than 30 days before the

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## THE MAD HATTER

322 STATE

(below the looking glass)

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a store operated on the premise that

"A HAT IS WHAT YOU PUT ON YOUR HEAD"

## EUROPE

THIS SUMMER VIA BMA 707 JET

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NY/LON/NY — ONLY 40 seats available — open only to students, employees and families of: THE UNIVERSITY OF WISCONSIN

EYES (except Wed. & Fri.)

CALL — 271-8808

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\* CHICAGO DEPARTURE \$239 (All prices include \$10 admin. fee)

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- large efficiency
- shower
- kitchen
- near lake on E. Johnson

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Any Time

## SUMMER IN EUROPE

leave any day, return any day

\$200 round trip from New York

\$200 round trip from Chicago

via 747's

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International Student ID Cards

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A Student Organization Open Afternoons

Located in 302 Union South 263-3131

## LIVE! IN CONCERT

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Special Guest "WILD TURKEY"

Wed. May 3rd 8:00 P.M.

\$5.50 \$4.50 \$3.50

tax incl.

Good Seats Still Available

At Coliseum Ticket Center

Open Today 9:00 a.m. - 7:00 p.m.

DANE COUNTY MEMORIAL COLISEUM



# MTU The Who, What And Why of Speculation

## Booklet:

By KEITH DAVIS

"Unlike many other societies in which land is considered the common property of all, and he who uses it (tills it and lives on it) is given the conditional right to it, in this society land is considered a commodity to be bought and sold, and used to the owners discretion, like any other commodity. Therefore, in this society many people do not own their own homes and thus have no say about what is built or torn down in their neighborhoods."

—Tenant Rights in Wisconsin, by the Madison Tenants Union. About the only thing I can add to

that is that numerous examples in the recent history of this city amply demonstrate that even if you own your home and land, it doesn't make a whole lot of difference. It didn't make much difference in the Triangle 13 years ago; it isn't making much difference in the adjacent Proudfit-Brittingham area or in the Sixth Ward now.

A booklet entitled Tenant Rights in Wisconsin, recently released by the Madison Tenant Union, carefully and patiently details the housing phenomenon.

The situation is constructed in such a way that what might be called the Law of Cumulative Advantages flows to the speculator and large operator. It is essentially the same thing that



Cardinal photo by Arthur Pollock  
always seem to work out against the great mass of renters and home owners.

Thus, after actively fostering a speculative situation in central Madison for years, the realtors tell us that it is economically impossible to build low and moderate income housing here through the private sector. And it is, almost

Meanwhile, as W.T. Bandy has pointed out, public housing is mostly a disgrace. Financing provisions are arranged in such a way that most public housing is programmed sub-standard slum which ten years after it is built isn't fit for human habitation.

SO, IN THE light of self-admitted failure of both public and private sectors to deliver the goods why don't they get out? Money—profits. The public sector bails out the private by thwarting popular initiative and then offering unacceptable alternatives as the only other option.

Very clever. But the Madison Tenant Union knows better, and they tell you so in clear, concise sentences.

This is not, though, a book in social philosophy. It is a valuable survival manual in the urban housing jungle. It will make you aware of how few tenant rights you really have, but also what you do have and how you can use them. Landlords do get away with a great deal, and even if they can be made to do the legal minimum it can mean a great improvement in your immediate environment.

Now is the time many people are looking for housing for next year. Go without this manual at your peril, and if you don't have it with you when you sign your lease in blood, don't say you weren't warned.

AVAILABLE AT the Madison Tenants Union office in the YMCA, 306 N. Brooks.

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goes on in industry. Output per man hour has gone up 230 per cent in manufacturing since 1948, while wages have gone up but 142 per cent—since 1965 only about 1 per cent.

YET, IT IS considered totally beyond the pale that for corresponding increases in productivity the worker is by right entitled to a rise in wages. The idea is to squeeze more and more out. Under the Law of Cumulative Advantages, when profit margins slip, the worker can be blamed and the line speeded up, he can be laid off, and so on. Meanwhile, recent reports indicate some executives have doubled their real

salaries under Phase II.

It works similarly in housing. A speculator can pass the property tax off on his tenants. He has no interest in the quality of housing, especially if it is older, because more often than not he is only holding it for the day when he can rebuild. Depreciation can also be written off. Homeowners cannot do this, and as far as the property tax itself, the buck stops with them. If they repair or make improvements, the rate goes up because they could potentially sell it for more—even if they are intending to live in the house until they die.

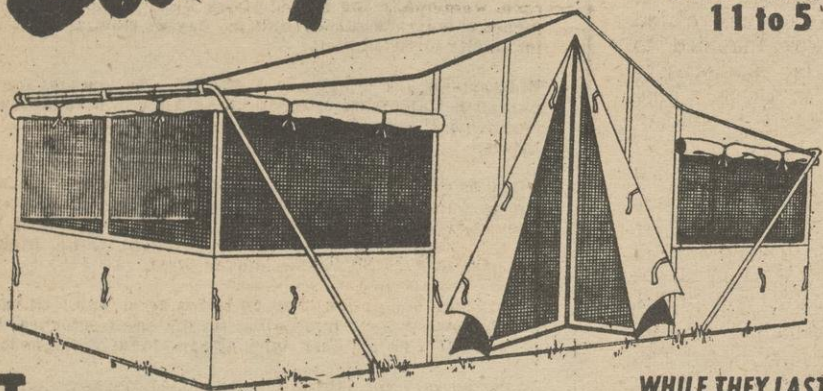
Renters pay taxes also—in central Madison about 23 cents of every rent dollar is for the landlord's property tax. But the renters themselves often seem pretty transient and disoriented—if not downright apathetic.

All of this is not accidental: the laws, the attitudes, the divisions, the apathy. They are in part fostered, and in part the inevitable and not surprising consequence of a certain manner of making social decisions. The people who write the laws today are the grandsons of those who wrote the original laws.

IN UNDERSTANDING such a situation the Tenant Union's new manual, *Tenant Rights in Wisconsin* is a fundamental contribution. The fight over maneuvering about that leaky toilet the landlord won't fix cannot be extracted from the larger struggle—for what is being sought is not simply less painful and better disguised exploitation, but a change in the basic power relations on a social question that was never meant to be a field for private speculation. And as history has shown, the not-so-free free market has in this area lead to hardships, bald outrages, irrationalities, and self-fulfilling prophecies which somehow

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# Low Density Vs. High Density Zoning Syndrome

Zones—the word may stir up images of arctic regions and tropical retreats. But, closer to home, Madison zoning laws are distinct, important—and the subject of this analysis. Students scoff and renters wonder but, as the Madison Tenant Union clarifies in this report, Madison's zoning laws do, indeed, need a close inspection.

## ZONING

A position paper—  
December, 1971

During the past ten years, there has been a conflict over housing in the city of Madison. The supply of low-cost, decent housing is very limited, but the demand for such housing has grown tremendously during this time. While the buying power of working people has declined and inflation has eaten away at the fixed incomes of persons on pensions, social security, and welfare, the population of young single people in Madison has grown dramatically. Gradually, family neighborhoods have been taken over by absentee landlords, who force the families to move out and then bring students and single people in at double and triple the old rents. The conflict has been between low-moderate income families and students who compete for the same small supply of housing. Absentee landlords have caused the conflict and are the only persons involved who gain anything by it.

Since 1969, city officials, University administrators, and some neighborhood organizations have attempted to attack this cycle through the use of zoning. Special zoning classifications have been set up which exclude single persons from low-density residential areas, and a new zoning district was set up to allow for family townhouses in medium-density areas. However, since 1969, the problem which zoning claimed to attack has gotten worse. Areas which are in transition are not even touched by the zoning "solutions," and outlying areas which are covered by them are still seeing an erosion of the family housing in spite of the restrictive zoning. The city zoned the whole area near the Square and campus into a high-density category, supposedly to encourage construction of housing for students and single working people. In the past two years, no major residential construction has begun in this area.

THE MADISON TENANT Union believes that zoning has failed to solve the problems it was intended to correct, and that any further attempts to use zoning to attack neighborhood deterioration, rising rent, loss of family housing, or lack of new construction will also fail.

The housing crisis which exists in Madison has come about for several reasons. A primary cause of the problem has been the University of Wisconsin. In 1960, University enrollment was about 20,000; in 1971, that figure had risen to over 34,000, an increase of 70 per cent. During the same time, the University has attracted thousands of additional staff members and many thousands of young people who do not attend school but who are attracted by the University community.

Besides drawing large numbers of people into the city, the University has taken thousands of decent housing units off the market. Since 1965, housing for over 3200 students has been demolished in the name of University expansion. None of the units have been replaced; the University has not built a single dorm or apartment for unmarried students since 1965. What this means is that since 1965 (when enrollment was 29,000), the University of Wisconsin has drawn 5,000 more students and thousands of staff, at the same time has destroyed housing for 3200 people.

THESE UW POLICIES, along with its relaxation of restrictions on where students could live, brought about the conversion of several family neighborhoods into blighted slums. Miffland was made up of low-moderate income families ten years ago, and they paid some of the lowest rents in the city. In the early 60's, land speculators and realtors began to buy property in the area and move the families out in favor of student. These landlords found that students could and would pay two or three times as much rent as the families being forced out, so it was clearly profitable to them to move families out whenever they bought a house. Enrollment at the neighborhood elementary school fell until finally the school board closed it down. Immediately after this, there was a rush of activity in land sales in the area during which almost all of the remaining families with children sold out or were forced out by new landlords.

Since the school closing, rents have skyrocketed, while the houses have fallen into disrepair. City agencies in the area of housing did nothing to encourage or force landlords to put some of their high rents back into maintaining the buildings; enforcement of the housing code was non-existent. Because so many landlords were eager to buy up housing in the area (and other areas near campus and the Square), land and house values became greatly inflated. Houses which sold for \$15,000 in 1960 would bring \$35,000 to \$40,000 today. Property tax assessments

rose 100 per cent from 1960 to 1968. This had little effect on the absentee landlord, who passes all of his expenses on to the tenant, but families and older couples who still owned their homes had to absorb the increased tax burden or sell out to the landlords. Today, 87 per cent of the housing in the Mifflin Street area is controlled by absentee owners.

This pattern has been followed in the Fourth Ward, Fifth Ward, and parts of the Ninth Ward, as well as Miffland. Landlords have taken advantage of the shortage of housing near the University and the Square, and have basically taken control of these areas at the expense of both the families who once lived in them and the students who now do.

THE SAME PATTERN is now underway in the Second and Sixth Wards, the remainder of the Ninth Ward, and to a lesser extent the Tenth and Thirteenth Wards. Enrollment in the elementary schools in each neighborhood has fallen since 1965; at Longfellow School (Ninth Ward) enrollment has fallen over 50 per cent due to families moving out or being forced out for economic reasons. Absentee ownership is rising rapidly, rents are almost equal to those near the University, and severe housing deterioration has set in. Residents in each area believe that if the school were to be closed, it would only be a matter of months before absentee owners assumed complete control of the area and almost all of the families had moved out.

City officials and some neighborhood groups have attempted to use zoning as a tool to stabilize family population, keep rents down, and prevent conversion of family units to single-person occupancy. The first step in this direction was taken in 1969 with the passage of the Landgraf ordinance, which said that apartments in areas zoned R1, R2, or R3 (low-density residential) could not be rented to two or more unrelated persons. This was intended to make it illegal for landlords to convert houses in these zoning districts from family to student usage.

The Landgraf ordinance has three major flaws. A similar law in New Jersey has been overthrown as being discriminatory, so it is not certain whether or not the ordinance would stand up if it ever went to court. Second, the areas which are currently under the most pressure from landlords are zoned R4, R5, and R6 so the ordinance does not even cover them. Most of the land in the Second, Sixth, Ninth, Tenth, and Thirteenth Wards is zoned for medium or high density; the Landgraf ordinance has done nothing to help the areas which

are in need the most. Third, even in the outlying areas where the ordinance does apply, landlords have rented apartments to single people in spite of the law and have not been prosecuted or fined by the city.

DURING THE SUMMER of 1971, city planners and several neighborhood organizations created what they thought was the answer in preserving family neighborhoods and halting land speculation. A new zoning district, R4-L, was set up with the Landgraf restriction on single renters, but which allowed for development of family townhouses (not possible or feasible under R3 or

R4). The original R4-L district required that the developer could not have side yards in such townhouses, that parking was to be in the front yard, and that two townhouse apartments could be built on a 33-foot wide lot.

R4-L drew sharp criticism from many residents of the Sixth and Thirteenth Wards, where plans were already underway to put it into effect for large portions of the wards. The strongest argument against R4-L, and its claim that moderate-rent family housing will be built because of it, has been made with a computer analysis done by MTU based on concrete terms—

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In Babylonia and Egypt, about 2000 B.C., the cow was worshipped. This, plus such statements as found in the Bible "the land flowing with milk and honey," indicates that cows milk was highly valued in the day of Moses.

The Pilgrims did not bring cattle on the Mayflower. During the first winter more than half those who came on the Mayflower and all children under two years of age died, primarily from a lack of food. Learning from such lessons, other early settlers brought cattle from Europe and pioneers took cattle as they moved West.

Most of the population lived on farms or in small villages and kept a family cow for their fresh milk. As the cities enlarged, keeping a cow became more difficult and dairying as an industry began to develop.

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505 Conklin Place 255-8216, 222-2724.  
—37xJ9

**UNIVERSITY COURTS,** 2302  
University Avenue. Now accepting  
applications for June and Sep-  
tember. Furnished 1 bedroom  
apartments and 2 bedroom apart-  
ments with 2 full baths. All utilities  
included, indoor pool. 1 bedroom  
furnished apt. avail now. 238-8966;  
257-5174. —xxx

**THE CARROLLON,** 620 North Carroll  
Street. Now accepting applications  
for summer and fall. 1 bedroom  
furnished apartments. All utilities  
included, air conditioning, on Lake  
Mendota. 257-3736; 257-5174. —xxx

**CAMPUS EAST WEST** singles, 1, 2, 3,  
4 bedrooms. Great locations. Varied  
prices and facilities. June or Sep-  
tember 257-2127. —xxx

**COUPLE** male, female bedroom,  
house available May thru August  
251-3765. —10x10

**SUMMER SUBLET:** 5 bedrooms for 5-  
8; 2 baths, near campus price neg!  
257-1997 or 255-6960. —3x1

**FEMALE GRAD** student wants 2  
others to share apartment in Boston  
next year. Call Judy, 255-4618. —5x3

**PRIVATE ROOM** kitchen privileges  
2600 East side May 1 \$40 per month  
241-2589. —4x2

**SUMMER SUBLET:** June 1, girl  
needed to share apartment w/1. 129  
E. Gorham apt. 4 \$60 month 251-7139.  
—5x3

**SUMMER SUBLET** single or couple:  
Share with three; waterbed optional  
rent negotiable call 233-1222. —3x1

**SUMMER SUBLET** for one to four  
June 1 to Sept. 1 reasonable 507 W.  
Dayton 256-4091. —5x3

**SINGLE** (\$73) or couple (\$90) share  
large house with two. 255-9068. —4x2

**AWAY FROM** it all. Sublet near  
James Madison Park for 2, 3, 4,  
living room, two big bedrooms,  
kitchen we negotiate 255-9982. —6x4

**GRAD COUPLE** wants one bedroom  
or efficiency Spaight Jenifer area  
call 257-2424 after 5:00. —7x5

**SUMMER SUBLET** N. Pinckney 3  
blocks from State, 2 bedrooms living  
and dining rooms, kitchen, bath,  
utilities included, laundry facilities  
rent negotiable call Barb or Nancy at  
255-7000. —3x1

**AIR COND** summer sublet ef-  
ficiency—near lake on E. Johnson  
fully furnished shower and kitchen  
255-4620 after 4 p.m. —4x2

**SUMMER SUBLET** 433 State June  
15—August 15 two bedrooms dining  
kitchen bathroom. Rent negotiable.  
262-8490, 262-8494 Rich, Steve. —5x4

**FARM ROOMMATES** needed call 255-  
8776 after 12:00 noon. —2x1

**NEED COUPLE** to share apartment  
Spaight Street area \$90 month 251-  
7633 evenings 263-1874. —2x1

**MODERN EFFICIENCY** for 1 or 2.  
Air cond., private bath, kitchen, 2  
beds, \$127.50 mo. available June 1.  
Call 251-8036. —6x5

**SUMMER SUBLET** 637 S. Orchard 3  
B.R. Town House 2-car garage 1  
block from Vilas 255-4167. —3x2

**SUMMER SUBLET** for four furnished  
3 bedrooms W. Gilman 257-1175 or  
251-4911. —3x2

**SUMMER SUBLET** 1-4 people needed  
for two floor outgrowth. Great  
location. Call Dave or Mike 262-9387.  
—6x5

**NEED ROOMMATE?** Biochem.  
Student, 24, needs home. Fall Jeanne  
221-1262. —7x8

**A VERY FINE** house. Summer sublet.  
Four bedrooms. Furnished, in-  
cluding piano. Suitable for 4-5. Rent  
reasonable 338 W. Doty. 251-4229.  
—5x4

**SUMMER ROOMS:** Single and double  
rooms. Kitchen privileges color TV.  
Maid Service parking Laundry  
facilities \$65 to \$100 call 256-9932.  
—5x4

**SUMMER SUBLET** quaint apartment  
nice house overlooks lake and park 4  
people call 251-2757. —6x5

**SUMMER SUBLET** two bedroom  
ideal location air cond. porches call  
238-6476. —3x2

## FOR SALE

'69 HONDA S-65 low mileage excellent  
shape best offer 257-2037. —6x3

**STEREO: CONCEPT SOUND** offers  
name-brand, factory sealed, fully  
warranted audio components and  
accessories at discount prices. 251-  
9683. Concept Sound. A sensible  
alternative. —xxx

**MOBILE HOME** 1500 221-2328. —10x3

**PHOTO ENLARGER:** Durst M-600 no  
lens, 35mm carrier 257-8751. —xxx

**GREAT DANE** puppies AKC black  
and Harlequin 257-2322. —5x2

**TAPEREORDER** stereo 4 heads 2  
speakers tapes mikes \$200 call after  
5 257-6203. —5x2

**1970 MOBILE HOME,** 10x46, air  
conditioning, on lot, financing  
available, 222-4932, 238-3627. —10x12

**GIBSON GUITAR** Model B-25N ex-  
cellent condition. Best offer 256-7410.  
—5x5

**HI-FI amplifier.** Craftsman monaural  
15 watts basic. Best offer 233-0716. —  
2x2

**BOAT** 25 foot inboard. Sound con-  
dition; needs work. \$250 terms, trade  
or? 271-7293 evenings. —5x5

**GIRL'S BIKE** good condition available  
after May 25. Price negotiable 256-  
0813. —5x2

**NIKKO AMPLIFIER** TRM-40, 30  
watts (rms) \$100 new \$50 231-1446.  
—5x2

**KUSTOM P.A.** system excellent cond.  
must sell immediately call 257-5065.  
—10x5

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tables, speakers, tap, and car-  
tridges. Most brands available at  
substantial discounts. Concept  
Sound, 251-9683. A sensible alter-  
native. —xxx

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RVB. amp \$75. Both new!! 257-4076.  
—5x3

**RMI PIANO** (Electronic) for sale \$500  
call Mike 257-6032. —3x1

**TIRES** 4 whitewalls, 6:00x13:00 used  
only 1000 miles best offer 251-0965  
after 5. —5x3

**STEREO KLH** 11 turntable amp.  
Speakers 8120 256-9677 Steve RM 22.  
—3x2

**STEREO BUYERS SERVICE** is a  
consumers buying service for  
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equipment that guarantees the  
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further information write Stereo  
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Wis. 53705. —15x18

**TIRES VW** great shape with rims and  
roof rack \$35 phone 256-8246 evenings  
weekends. —2x1

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**FREE KITTENS** fluffy & fun all  
models and colors available 251-7375.  
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**THINK POOL** is for men only? Women  
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Action Billiards —xxx

**THE COMMUNITY RAP CENTER**  
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or come to 923 Spring St. 8 p.m. to  
midnite. —xxx

**EXC TYPING** 231-2072 —xxx

**BLUE BUS** Psychiatric Counseling  
TU/TH. 7-10 Fri. 4-7 Free! 262-5889.  
—xxx

**ST. MARTIN HOUSE.** Soul food May  
7, —7x5

**MCAT/DAT:** Summer home study  
review and testing program for the  
Medical/Dental Admission Tests.  
For information write: Graduate  
Studies Center, Box 386, New York,  
NY 10011. —4x2

## LOST

**LOST:** black men's billfold Sat. night  
3/4 in front of Victor Music on State  
St. reward for return call 257-4917. —  
xxx

**LOST** prescription sunglasses, 4-17  
room 165 Bascom, Pat. 257-1189. —  
5x2

**SALT & PEPPER** & brown Schnauzer  
terrier East side call 257-2136, 255-  
5083, 241-0317 reward. —3x1

## SERVICES

**BEECHER'S STEREO & TV SER-**  
VICE. Components and tape  
recorders our specialty. Diamond  
needles \$3.95 for most phono's 649  
Univ. Ave. 251-4771. —xxx

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spelling, fast service. 244-3831. —xxx

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REFERRAL. ZPG, 262-5500 or 262-  
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**WOMEN'S COUNSELING** Services.  
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sterilization. 255-9149. 10 a.m.-10  
p.m. —xxx

## SERVICES

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IBM copies, cassette dictaphone  
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typewriter 271-2727. —5x1

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**SO YOU PLAY LOUSY POOL?** Free  
instruction from 10-1 Mon., Thurs:  
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—xxx

**RUSH PASSPORT** Photos. Taken by  
noon, ready at 3 p.m. four for \$5.00.  
Studio quality not a mug shot. Great  
for publicity. I.D. application,  
swaps. 9 to 5 Monday through  
Saturday. No appointment needed.  
1517 Monroe St. (opposite  
Fieldhouse) Free Parking. —xxx



## WHAT'S FOR SALE

1965 FORD ECONOLINE Super-van—240—Std. Transmission, new tires, 845-6402 from 9-5. —5x1

PICK-UP 1953 Chevy. Good engine, tires. Covered carpeted Doug 251-6843. —3x3

'65 BUICK SKYLARK Runs well. Best offer over \$200 call 262-9804 (MWF) 437-5092 (TRSS & eves) —10x12

'64 VOLVO 122s Runs well. Best offer over \$200, 262-9804 (MWF) 437-5092 (TRSS & eves) —10x12

VAN, '65 GMC 6-stick panelled, carpeted, good paint and tires call 233-3881. —xxx

'65 VW BUS-CAMPER—Runs well—Nice interior 873-5148 or 262-7784. —10x8

1969 FORD ECONOLINE Super-van—v-8 Auto.—3,800 lb.—Payload, 845-6402 from 9-5. —5x1

71 FIAT 124 wagon excellent condition reasonable call 837-3749. —10x4

1961 TR New tires, muffler transmission \$550 257-3277 after 3:30. —5x2

HONDA '70 750 red excellent condition, call and make offer 257-2704. —5x3

'71 KAWASAKI 350cc 2800 mi. rollbar, rack, extras. Best offer \$725 251-2054, evenings, Dennis, excellent condition. —6x4

1970 MGB roadster call 241-1037 and wksends. —5x4

'63 MERCURY Meteor body good engine needs work good tires \$125. —3x2

SCHOOL BUS, 48 passenger 1960 Chevy. Completely outfitted for all weather living. Call Dr. Ruf 776-4222 Darlington, Wis. 53530. —2x1

## HELP WANTED

OVERSEAS JOBS FOR STUDENTS. Australia, Europe, S. America, Africa, etc. All professions and occupations, \$700 to \$3,000 monthly. Expenses paid, overtime, sightseeing. Free information. Write, Jobs Overseas, Dept. N2 P.O. Box 15071, San Diego, Ca. 92115. —20xM4

COCKTAIL/DINNER waitresses wanted for summer resort work. Devil's Lake - Lake Wisconsin area. Call 493-2456 after 6 p.m. —6x8

MOTHER'S helper wanted to spend summer in New York on ocean with family with two young children. Home Economics major preferred. Call Ellen 251-8521. —9x5

\$100 WEEKLY possible addressing mail for firms. Begin immediately. Details—send stamped, addressed envelope. Fortune Enterprises, Box 607, Canutillo, Texas, 79835. —2x1

## WANTED

2 WOMEN looking for farm near Madison. 251-1710 leave message for Mary or Marcia. —xxx

RELAX try Action Billiards. —xxx

EMPLOYED WOMAN, 26 looking for apartment. Vilas or Univ. Heights areas. \$120 max. Beginning June or late as Sept. 255-7195 eves or 262-3067 days. 1x1

UNFURNISHED apt. for med. student & wife, preferably with fireplace to begin June 1st 249-5937. —5x5

WANTED: girl's 3-speed bike. Can pay up to \$35: Call Karen at 256-6575 nights. —1x1

BINOCULARS for bird-watching. Call 251-0803 after 5 p.m. —3x2

## FOUND

FOUND GOLD ring by Fieldhouse (AK to LS 1922) pick up at Cardinal office. —xxx

FOUND—4x6 notecards, corner of Univ. and Francis for Hist. or Journ. paper. 256-5105. —xxx

FOUND—Sunglasses—white pearl—Contact Tanis 262-3642 9-4 —xxx

FOUND 2 green keys on chain by Humanities 257-1591. —5x4

FOUND: light brown puppy with collar Vic. W. Main St. Call Judy or David 257-2534. —3x1

FOUND: Wire rimmed glasses left in car by hitchhiker 251-3929. —3x1

FOUND glasses on Univ. Ave. Fri. 4/28/72 call 262-5854. —xxx

## LOST

LOST GREY male cat in 900 block East Johnson. Reward call 256-0127 or 263-2488. —5x5

## PATRONIZE CARDINAL ADVERTISERS

ZPG FOR DUBLIN?  
DUBLIN (AP)—It's rough to be a new mother in Dublin these days. At the National Maternity Hospital patients have to lie on couches and on mattresses on the floor because of lack of space.

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BRUSSELS (AP)—A conservation organization has criticized the government for not protecting songbirds from trappers who snare about 20 million a year to put up for sale.

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\$100 a piece for 4

—1st floor of a house  
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At this time each year Fast Shop food stores begin producing Madison's finest home-made brats and as always will introduce them to the season at the low, low price of 79c per pound (regular seasonal price 99c per pound, with occasional special prices during the season.)

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We thank you for letting us serve your needs. We may not be the biggest group of stores in Madison, but we rank among the best. Speaking about rank, that brings to mind a military situation. The Vietnam War? We at Fast Shop Food Stores think it "stinks" and if ever a president of the United States should be impeached, it is now. Violence in the streets only gets some innocent persons head knocked around by some other person and soon we could be experiencing a situation like that presently underway in Ireland. We live in the greatest nation on earth and when the president fails to recognize the wish of the people, he is doomed. Remember, November is just around the corner . . . make your vote count!

Together with your vote counting, your money will add up to more when you shop the following specials at your nearby Fast Shop Food Store. . .

FANNY FAST SHOP announces the following everyday specials at your nearby Fast Shop Food Store . . . "Skim Milk 69c per gallon (No Deposit); "Skim milk is the best milk you can drink for health's sake!" Fast Shop enriched white bread at 29c per large 1 1/5 pound loaf; fresh ground chuck at 69c per pound; sirloin steak at 99c per pound; R.C. Cola at 79c per 8-pak 16 oz. returnable bottles plus tax and bottle deposit; Schoeps Purity ice cream in vanilla, chocolate, and chocolate marble flavors at 89c per half gallon; fresh potato salad at 59c per pound; Swift's premium braunsweiger at 69c per pound; fresh assorted cookies (variety changes each week) at 3 packages for \$1.00 or 39c each; fresh bananas at lowest market price; and many, many more everyday food buys.

FANNY FAST SHOP announces the following weekly specials . . .

(Prices effective week of May 1 thru 7, 1972)

16 oz. returnable bottles of Pepsi-Cola at 77c per 8-pak plus tax and deposit; Italian holiday frozen sausage pizza at 69c (regular everyday price 89c each); small grade-A farm fresh eggs at 29c per dozen; T-Bone steak at \$1.19 per pound; fresh ground beef at 3 pound package \$1.77 (59c per pound) or 65c per pound; plus more bargains all over the store.

## SPECIAL



Grade-A Small

**29c DOZ.**



GROUND BEEF

59c lb.

**\$1.77** in 3 lb. pkg.

## SPECIAL



T-BONE STEAK

**\$1.19**

REG. PRICE \$1.39 LB.

## SPECIAL

**BREAD**

FAST SHOP BREAD

**29c**

LOAF

Grade A Skim

**MILK**

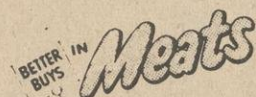
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gal.

no deposit

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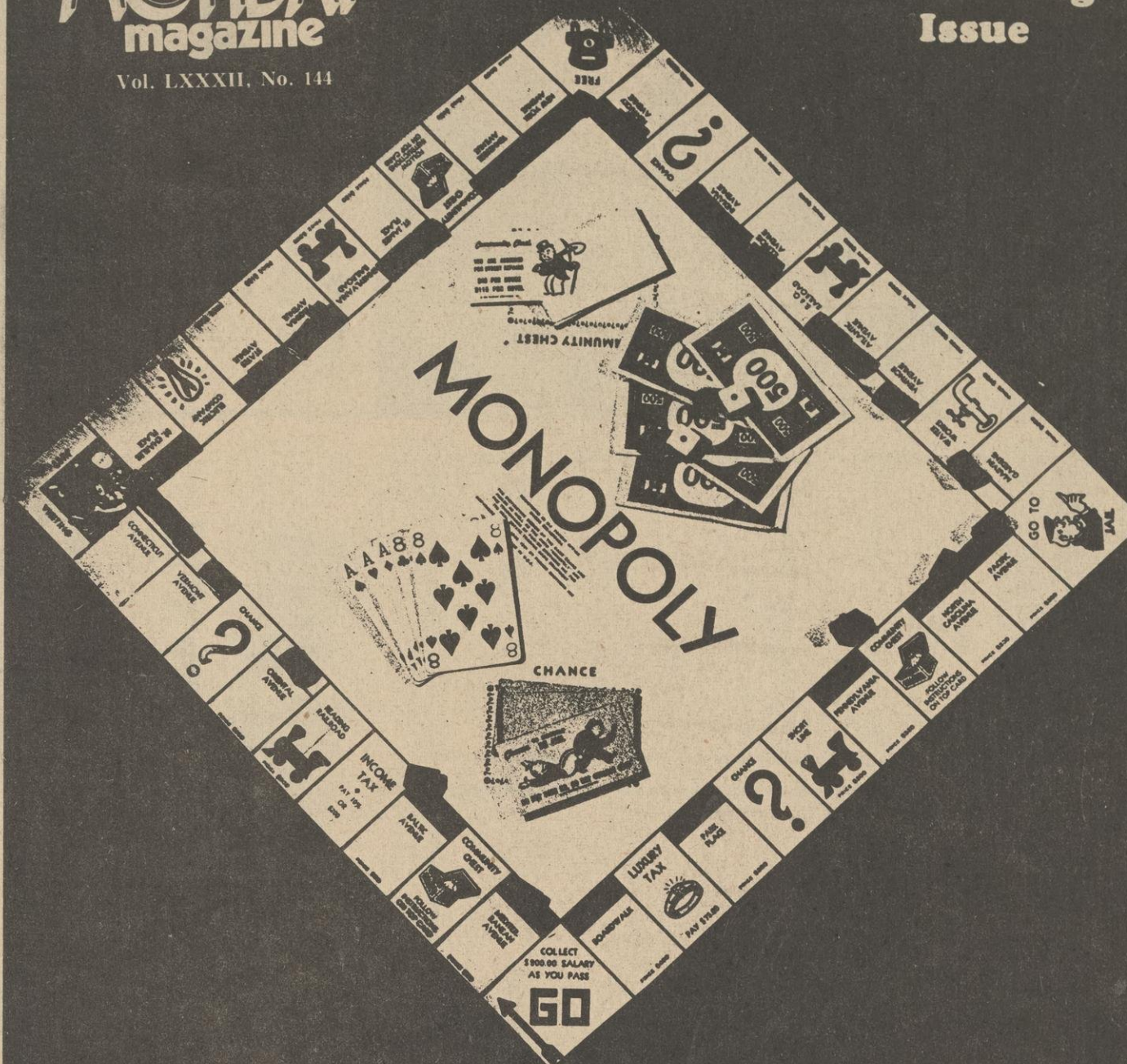
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**MONDAY**  
magazine

Vol. LXXXII, No. 144

**Special  
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**'It's Not A House,  
Said Frankie Lee  
It's Not A House.  
It's A Home.'**