



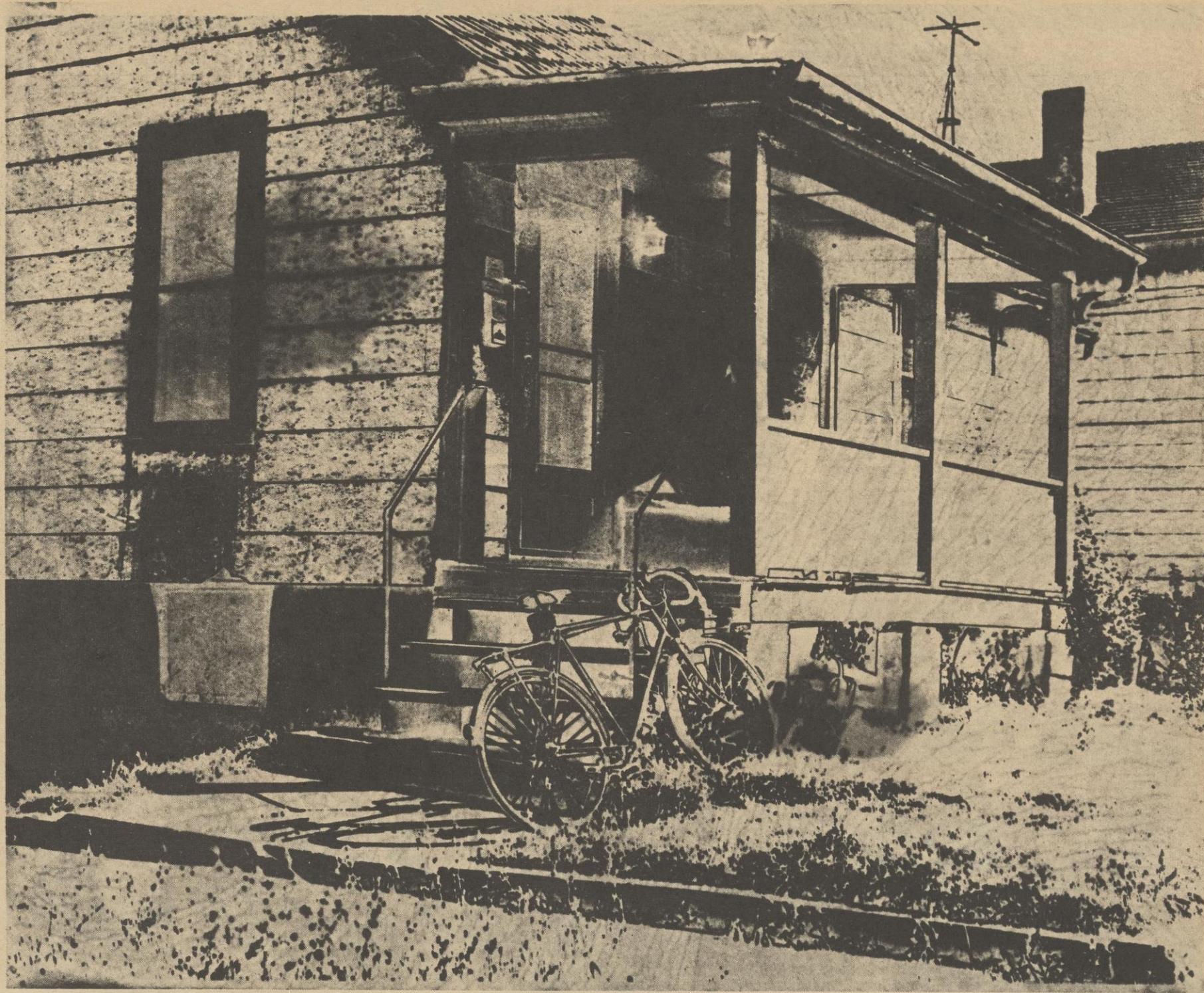
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Relax--we know All about it!

Without warning or pity it dawns on you in late April. Where do I live next year? With who? Where? How? Why?

Things quickly take a turn for the worse. Bad classes. Sweaty outbreaks in bed. Bad lovemaking. Fears of impotence. A genuine crisis of self-definition.

The Cardinal understands. The Cardinal wants to help you. Lie down in a relaxing chair. Unwind.

By DEBBIE GROBAN
and J. LOUIS STIAK

HUNTING

So you want an apartment? Well first off, you are faced with the problem of how to find it. Information on all supervised housing (dorms & supervised rooming houses) as well as university certified (which means lazily inspected) apartment housing is available in the office of Student Housing at 432 N. Murray St., next to the administration building. If you are interested in an apartment, it is best to look at the ads in the *Cardinal* and other local papers.

Another place to find out about available apartments is from the bulletin boards in the Union, at Rennebohms, the Mifflin & Whole Earth Co-ops, Bascom Hall Rotunda first floor, basement floors of Van Vleck, Office of Student Housing and anywhere you see a bulletin board.

Also, ask around; your friends often know of other people who are vacating apartments. If all else fails you have two other alternatives: walking around the area you want to live in and asking tenants if they are moving & if you can see their apartments; or calling a realtor or management.

LEASES:

The plot thickens. You zero in on acceptable residences and are faced with the subsequent problems of leasing. What is a good

lease. If you don't the landlord can throw you out for annoying him. When a landlord or his agent offers you a lease, **read all of it carefully!** Do not sign it immediately unless you have checked it out for faults and found it flawless. Usually you will find things that you do not like. Try to bargain with the landlord to remove the clauses which you do not like. You will probably have to compromise with him.

Do not sign a contract if there is anything in it that you don't understand regardless of any landlord "explanations." If you need help to understand your lease come in to MTU. We are willing to advise all our members about their leases. (It costs \$2 to join MTU—MTU office Univ. YMCA, 306 N. Brooks St.)

RENT

The landlord aristocracy decrees quite high rents in the campus area. Exact rent and due dates must be on the lease, check for any clause giving the landlord the option of raising it. Especially try to eliminate advance payments of more than a month, since you lose power and interest money this way (rather the landlord gets interest on the money). Also try to obtain a provision for a refund should you leave before the termination date, though few landlords will grant this.

Although few landlords are willing to give it up you should try to eliminate, if possible, any clause which places the responsibility for rent on all tenants if one of you should fail to pay. Also, try to remove any provisions which charge extra for late payments. There is considerable question as to the legality of this.

SECURITY OR DAMAGE DEPOSIT

Security ranges usually from \$35 to over \$100; most often it is equal to one month's rent. Be sure that there is a provision for returning it to you within a set time after termination date, preferably ten days. Have it specified whether the individual or all tenants pay for damages. Also provide for a checklist of damages when you enter the apartment, to be used by the landlord to enumerate any

damage charges after you leave. Settle the question of interest accrued by it during the lease period; the landlord should not receive this. Security deposits are supposed to be kept in a non-interest gathering escrow according to state law, although they often aren't.

SUBLETTING

Be sure there are adequate provisions for subletting in case you should decide to leave. Insure that you, and not only the landlord, have the right to sublet. Watch for provisions for landlord "authorization" before you can sublet; this is most undesirable.

Insure that sufficient provisions for landlord repairs are included. Most repairs are legal responsibility of the landlord.

Ascertain who pays for heat, electricity, water, etc. Tenants should pay for telephone, but not for heat, or water; electricity varies. Ask the landlord what are the average bills.

Make sure exact dates of occupancy are given, along with any special provisions for students vacation periods. Check who does arise.

THE TIME IS RIPE
SEE PAGE 20

THE DAILY
CARDINAL

MONDAY

Trailer for sale or rent
Rooms to let fifty cents,
No phone, no pool, no pets
I ain't got no cigarettes
Ah, but two hours of pushing broom buys a
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Co-ops Earn Student Approval

By BRUCE GANS
of the Cardinal Staff

Remember that housing survey we filled out with last semester's registration materials? Well, half of us said we preferred to live in co-ops.

If you know someone who lives in a co-op, he or she is one in a hundred. There are only 20 co-ops on campus and together they house about 400.

Perhaps because co-operative rents ranked in the lowest 15 per cent according to survey, rooms for singles and doubles are about the size of a dormitory room. Most coops ask you to share a room with one, and sometimes two people. Food, while often as good or better than a dorm is not as good as fraternity house meals.

Many communes also abound in large old boarding houses that need renovation or have recently had it.

OBVIOUSLY THE main attraction of communal life is not luxury living. Below is a rundown of three different styles of cooperative living:

Brookwood - 317 N. Brooks St.

This is an old three story house that houses almost 20, counting crashers. The house is owned by the Society of Friends, but there is no religious affiliations or restrictions. Turnover is fairly rapid: One hundred per cent by last fall.

A main problem with this year's "house" is that 20 people had 20 different ideas of how a co-op should run. Some wanted a big, share all family. Others expected a friendly boarding house, and shades between the two.

A somewhat passive house, favorite activities are frisbee, football, card playing and sitting around.

"I'D PREFER to live with about 8 people in a house," co-op member Tom Lutze explains. "When people come together, and none of them know each other, it compounds problems. It's taken me till now to decide there are some

people who I can't get along with."

"But the location here is good, you're five minutes away from Bascom and people here are fairly receptive to each other," member Mary Nesius. "People don't want to be packed into cement fortresses, where you often don't know those on the other end of the hall. It's rarely quiet and there is university supervision to live with. As a result, there are lots of vacancies."

"The advantage of co-ops, like Brookwood, the one where I live," said Margaret Burgett, "is that I can meet more people. At this university you can walk the streets for days without seeing anyone you know. In an apartment you're isolated with two or three people. Here you can live with 20 people."

"I meet their friends and get exposed their interests. Besides, it's much nicer living in a home where I can walk around."

In an effort to supply all those on campus who want to live in a coop, and at the same time give students control over their own housing, MASC has applied to The Department of Housing and Development (HUD) for a \$500,000 grant. The money would be used to buy outright and renovate five or six fraternity houses. Other money would be added to their \$7500 revolving loan fund for those who want to buy houses.

RENT IS \$58 for a triple, \$60 for a double and \$68 for a single. Food is \$30 a month. Responsibilities include dishwashing or cooking twice a week, and one common area to be cleaned once a week.

New Wine Commune - 123 W. Gorham

This is a personalized co-op. Nine friends got together and decided to live communally. They were funded money from MASC and a member of the family. The two floor house is a renovated upper class home with servants quarters and speaking tubes.

They have hired a psychiatrist to come into their house and hold sensitivity training sessions. Members hope this will break down barriers among them. They have also opted for a common kitty in which all members kick in \$150. New Wine houses one full time student, a priest, a

draft counselor, nursing students and others.

Parties are one of the bright spots of the commune that tries to live out its name.

The group is extremely close and asks anyone asking for a space to live in Madison over the summer to take trips with and talk to the members. Living hassles include definitions of cleanliness, resistance to sensitivity sessions and equality of work job loads.

AGES RANGE from 20-30 and everyone pays \$55 regardless of size and number of people. Work responsibilities include sign up sheet for cooking and cleaning. (About two jobs a week.) Applicants are expected to be willing to share and respect themselves and their personal property. Five men, four women.

International Co-op - 140 W. Gilman

"We used to have 80 per cent foreign students, but now it's just the reverse," says member Danny Fuerst. "Unfortunately, it's international in name only," he added. As it turns out, most foreign students are graduate students who want a private room and a quiet atmosphere to study.

"But here," he explained, "there are 48 people and only two single rooms, so it doesn't work out. When you come here, we ask that you be willing to share a room. There are so many people here, that if you don't share, the lack of privacy will drive you crazy."

International House gives every visitor an enthusiastic selling tour and a free dinner. "We want everybody to feel like they're part of a nucleus," says member Tim Johnson.

Shared activities include basketball, cards, movies, food appreciation and jibes.

PROBLEMS INCLUDE unwanted pets, people on the periphery, and occasional privacy demands.

Age ranges from 19-30 with median age 20. Currently 17 women and 30 men occupy the house. Rent is \$50 a month and a \$50 down payment is asked.

Shared responsibilities include two work jobs a week including cooking, dishwashing, or housecleaning.

Miffland: "It's Alright Ma..."

By GARY DREZKA
of the Cardinal Staff

"It's a nice place to have a riot ... but I wouldn't want to live there."

Anonymous Freak

From the consecrated ashes of Dorothy's mad Bohemian vision of Oz rose Miffland and a generation of street/students whose rainbow stretched to a pot of sugar located somewhere near Havana.

Miffland was born as the jaws of university-trained power shovels bit into the teeming student playground of lower State St., a

once funky area, where works of neo-fascist architecture now stand. The more land the university devoured the further away from campus could the students live, and the uglier the area became the less people wanted to live there. In those days before the Mifflin St. area became Miffland, students and waylaid hipsters started the energy flowing to organically create a community, and that community (a bit worse for the wear) is still with us today.

The people who were the first settlers of the Mifflin St. com-

munity were a strange brew of flower child and new left enfant terrible. Students were starting to agitate against the war and university complicity with the war machine. Ted Kennedy was shouted down by a beligerent crowd and both Dow Chemical and the C.I.A. received demands not to recruit here. There was an administration building take-over and a bus lane riot. The once infamous University of Wisconsin was once again showing its so-called liberal roots and Gordon Roselip brought out the broom to sweep the commies out.

It was about this time also that marijuana and L.S.D. were becoming household words while the lines in front of the K.K. and Pub started to dwindle. Bluejeaned and long haired children of the vast middle class became brothers and sisters looking towards an optimistic future in the new America. Everybody drank beer and discussed the latest conflict at the old Lorenzo's, the Pad still was the place to hang out afterhours and if there was a Hacienda party you know everyone worth knowing would be there. Madison was a magical place a half a decade ago—then came the post-Haight hippy boom.

In what seems to have been a very quick passage of time the Mifflin St. community and Madison freakdom came up against a massive block of hatred and jealousy from the city fathers. The Mifflin St. block party riot of 1969 was the inevitable clash of cultures when suddenly the drawn lines were clearly visible.

After the riot the Madison populous became very conscious of the growing threat that was Mifflin St. and police harrassment picked up as politicians aimed their verbal spears into the heart of the once peaceful community. Students tired of the dorms quickly decided that the Mifflin area was the place to be and with themselves brought high hopes and high rents to the area. The Mifflin St. community soon became Miffland, a somewhat exclusive slum armed and considered dangerous.

Like the garden in James Rector People's Park to bear fruit Miffland failed to keep its scene together. It wasn't entirely the fault of the residents of course, the blame fell chiefly on the community at large for their negligence in letting the scene fall

apart the way it did. Miffland Street became a political symbol rather than a living organism, it became a place to bring a riot to rather than protect the community from. Smack got into the neighborhood, rip-offs forced doors to be locked and there was a real fear that even your best friends were "pigs" incognito.

Last spring Miffland became a very depressed area as the joy of a successful block party was eclipsed by a blitzkreig of soldiers, police, and well aimed tear gas canisters with little if any defense available against such force. Many residents left the homes early as school was for all intents and purposes over and a rest was needed. Many vowed not to return, some not even to Madison, but most not to Miffland. During the summer Miffland became the target for increased police surveillance and harrassment, it was a mecca for runaways while a small but loud street scene made Miffland their home. Again rip-offs increased and the streets themselves seemed to exude bad vibrations. As summer neared its end the Bandy house struggle and biker war seemed to signal a start to a violent new school year but the bombing put a very heavy damper on many high hopes. People were either freaked out by the intense heat of police pressure that came after the bombing or they having come face to face with their own potential they melted. The Bandy house struggle ended in the near destruction of the houses involved, the larger Madison community hadn't come to the aid of their brothers and sisters and obituaries were being written for Miffland.

Miffland was going through some very difficult changes in the beginning of this, many of which are still not resolved today. Miffland St. houses were some of the last to fill up, no one seemed to want to have the revolution start in their frontyard and the general tone of the residents could be seen in their rather ineffectual attempts at dealing with that pesty motorcycle gang from the east side. About half of the people in Miffland were into the concept of a "radical community," the rest were there out of necessity and really couldn't dig the whole idea. With the hard winter past, Miffland was again to become the traditional battle ground, people who felt close to the area and residents debated over

the necessity of a block party, the conclusion wasn't quite clear in debate but a party happened anyway; a party and what some people would call a riot, a handful of people participated, and no one from Mifflin St. was arrested. A lot of people didn't dig the whole thing and mistrust of the Madison "community" became an open feeling. Last week, and I don't know what this means, there was no fighting in the Mifflin area.

While, student and nonstudent residents of Miffland are debating their own roles, the local establishment is planning a more subtle way of doing away with the blight freaks cause. Soon there may not even be a Miffland to fight for.

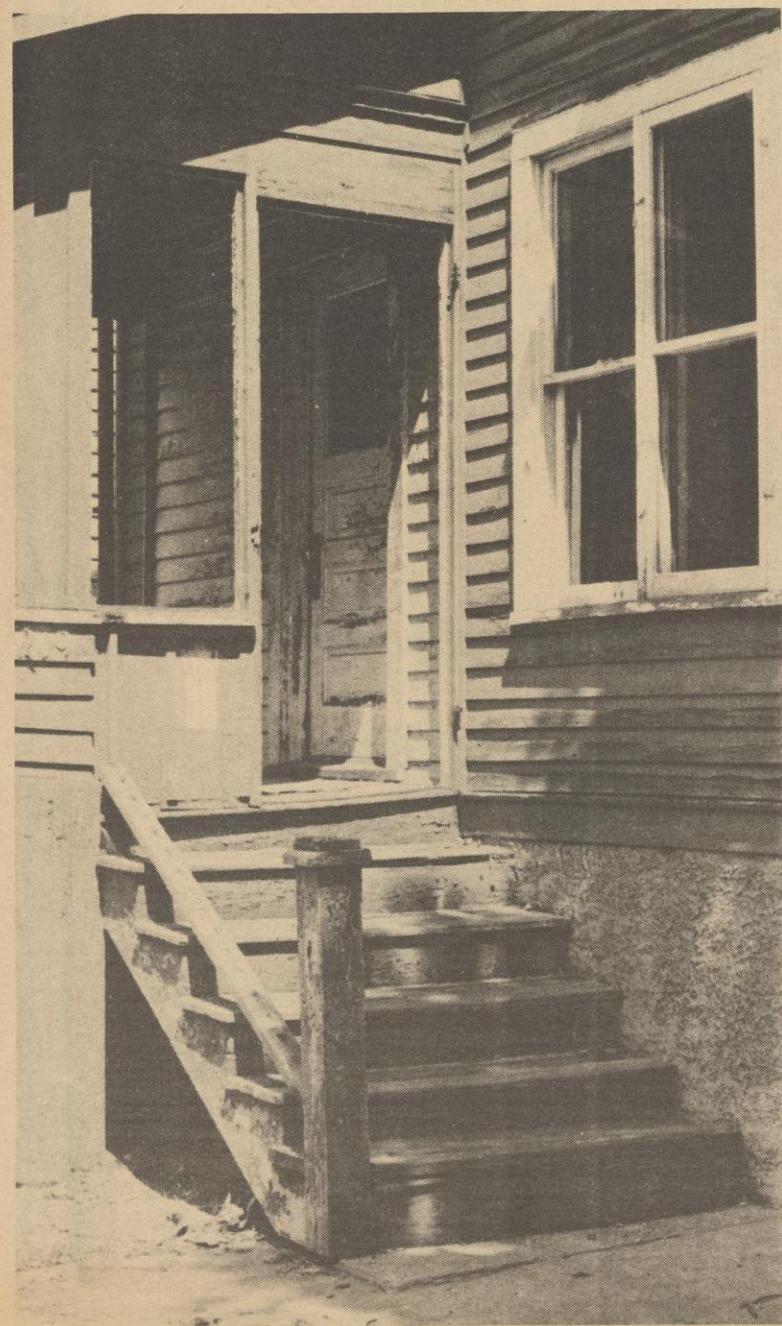
The City Council recently approved the concept of either rehabilitating or tearing down 212 to 350 homes and replacing them by up to 900 dwelling units. Also, a Howard Johnson's motel is planned for W. Johnson and N. Bassett, with two zoning changes that would prevent such a motel up for a public hearing tonight before the City Plan Commission.

The key question that remains unanswered is whether Mifflin will stay a residential area, or whether it will become a prime location for business development.

The Mifflin Neighborhood plan, calling for rehabilitation or new low-rise dwelling units, is an attempt to keep the area residential. Thru-traffic would be diverted from Bassett to Bedford, which would require the destruction of twelve homes.

The thing most people forget when they think about Miffland is that it is only a small part of a growing Madison scene. Although no longer representative of the Madison scene, it is a very important part of it nonetheless. Madison will soon become a liberated zone for real as we'll again probably follow the lead of Berkeley and create through both legitimate channels and some we invent, a city and surrounding area we really want to stay in. First we have to redefine ourselves and how we see our future in Madison, with a few concrete changes this place might not be too much of a drag to settle down in.

Even now, if you overlook the garbage and dog crap, you probably couldn't find a friendlier bunch of people than those who sit on their front porches in the morning and at dusk on Mifflin St.



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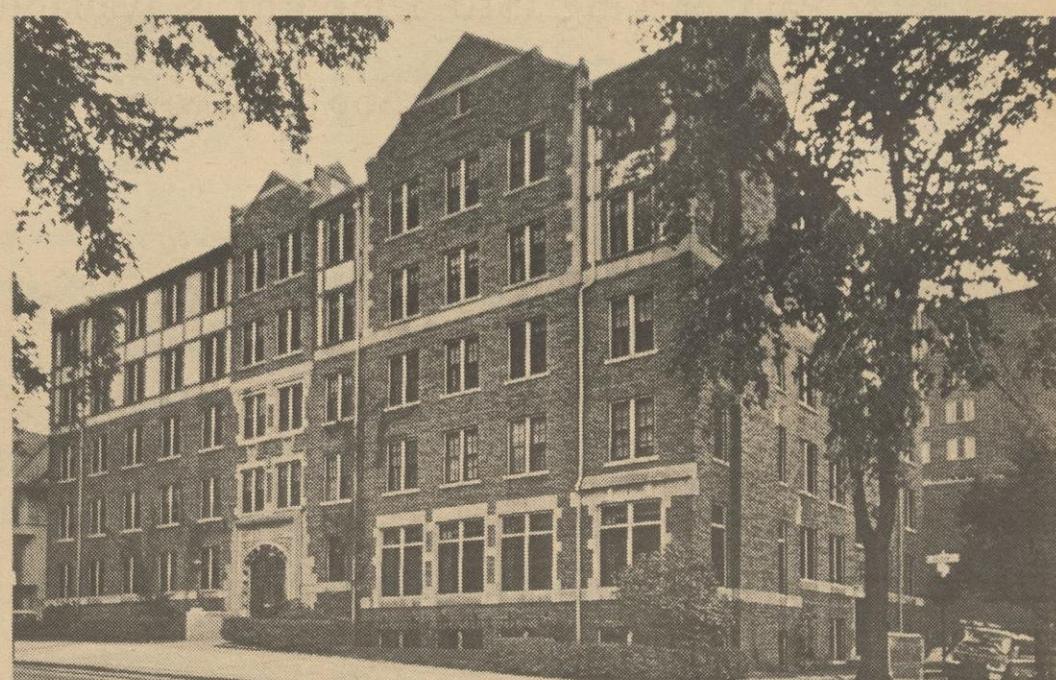
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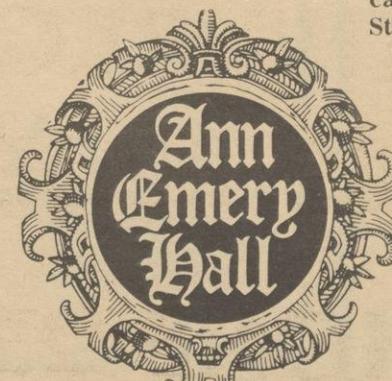
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CALL 233-3489
Evenings
**Also available
for Fall**

37

3 BEDROOMS

Great location
on W. Gorham
Cheap/Negotiable
June-August

**CALL Janie
257-3024**
**Nancy
257-2488**

38

**SUMMER
SUBLET
For Summer
& Fall**

Furnished, 2
bedroom apt.
completely
carpeted
garbage
disposal,
porch,
parking
cheap

1323 W. DAYTON
Apt. 19

CALL 256-7278

39

**SUMMER
SUBLET
Huge
Apartment**

EXCELLENT
LOCATION
141 W. GILMAN

completely furnished
air-conditioned
avail. June 15

3 girls to share with 2
OWN ROOM
CALL 251-5791
251-3999

40

LARGE 2 BEDROOM APT.Summer Sublet
Fall Option

- newly remodeled
- sofa hide-away in living room
- old-fashioned bkyd.
- parking
- near Whole Earth

DROP BY EVES.

849 E. GORHAM
1st floor

41

2 LARGE APTS.IN SAME BLDG.
FOR SUMMER

Can be rented separately or together

1 LARGE ATTRACTIVE 2-BEDROOM APT.

1 LARGE ATTRACTIVE 3-BEDROOM APT.

15 E. GILMAN
Right near James Madison Park

and the lake and beach

**CALL 257-6292
or 257-1778**

42

SECOND FLOOR
417 W. JOHNSON**\$90 MO.**2 BEDROOMS
KITCHEN, BATH
PARKING AVAILABLE
SUMMER ONLY
SUBLET**CALL MIRIAM
251-5478**

46

NEED 1 GRADown furnished bedroom
in 3 bedroom apt.
503 W. Dayton
SUMMER (\$140)
and/or
FALL (\$70/mo.)

Call after 10 p.m.

**CALL 262-7820
or 262-7802**

47

COWBOYS HEADING WEST

MUST SUBLT

SUM. APT.

FOR 3-6 PEOPLE

Crafted wood doorknobs and festoons

Friendly shower

Friendly appl. and furn.

Friendly price

Friendly porch

Near James Madison Park

251-1245

43

4 GIRLS

TO SHARE 2

DOUBLE ROOMS

- 1st floor of house
- 2 blocks from Bascom on West Dayton
- airconditioned and furnished
- \$135 per person for summer
- neighborhood food store close by

CALL 256-4294

44

GIRLS

Conklin House

505 CONKLIN PLACE

SINGLES AND DOUBLES
KITCHEN PRIVILEGE**CALL 255-8216
222-2724**

45

Modern one bedroomON S. PARK
— air conditioned
— parking
— disposal
— 2 swimming pools
— laundry & storage
— rent \$130 (negotiable)
Available June 1
for summer sublet
or all year**CALL 256-6069**

51

SPACIOUS SUMMER SUBLT**3-4 PEOPLE CHEAP**lg. porch & barbecue
on campus, near lake
laundry facilities
available June-Aug.
with storage space**CALL 255-7380**

111 W. Gilman, Apt. #3

52

**2 PEOPLE NEEDED
TO SHARE NICE OLD HOUSE W/1 GIRL****\$37 a month
utilities included
own rooms**for summer
no lease signing**CALL 256-7993**

53

**4 HUMAN BEINGS
131 Langdon**3 blocks from Union
Air-Conditioned
3 bedrooms
Furnished
Laundry facilities too
Price negotiable
Call after 4:30**CALL 251-9430**

Anne or Ellie

54

Attractive 3 Bedroom Apartment1 blk. from Lake Monona
air conditioning
carpets
natural wood trim
Available June 15
1342 RUTLEDGE ST.**CALL 251-3136**

3rd floor

55

**3 BEDROOM
2-4 PEOPLE
CHEAP**EXCELLENT LOCATION
LARGE ROOMS
AVAILABLE
JUNE-AUG**CALL 255-4701
or 257-1178**

56

**SUMMER
SUBLT**1 Girl Needed to
Share 1 Bedroom Apt.
Air conditioning
Garbage disposal
2 blocks from campus
134 North Orchard
Rent Negotiable
Call after 5:30 p.m.**CALL 255-5624**

57

**5 B/R FARM
FOR RENT**10 acres, trees, grass
ponds, privacy!
6 MILES TO CAMPUS
2 people or couple
welcome to live with us
2 bedrooms available
No lease
2 bathrooms
Parking & storage
Vegetable garden**\$50 Per Person
CALL 263-2405
222-2696**

58

IDEAL 3 BEDROOMAPARTMENT
FOR SUMMER
(perfect for 4-5 people)
EXCELLENT LOCATION
1 BLOCK FROM
UNION SOUTH
2 baths
living room, kitchen
shag carpeting-paneling
outside porch and swing
storage space
RENT NEGOTIABLE**CALL 262-8438
or 262-8379**

59

2 malesTO SHARE
1st FLOOR OF HOUSE
large porch
spacious
near basketball court
\$100—entire summer
3 blks. from
Union South**CALL 251-6122**

125 ORCHARD ST.

60

SUBLET

2 bdrm apt.
near lake

\$180
avail. June 1

255-1930

**Apartment
For Men**

SUMMER SESSION
and/or FALL CONTRACTS
Summer Rents Reduced
Singles & Doubles Avail.
ON THE LAKE

255-3918

**OLD HOUSE
(Summer, Fall)**

7 BEDROOMS
— Parking
— Kitchen
— Living Room
— Automatic Clothes
Washer (No Dryer)

near: campus
State St.
Square
Location: 437 W. Dayton St.
or

Call: Tom,
251-5746

come see anytime

**FRIENDLY
NEIGHBOR
HOOD**

3 BEDROOMS
1203 Vilas Ave.
2 blocks from Park

— Big Kitchen
— 2 Porches
— Backyard, Trees
about 150.00/mo.
from June 17

Call: 251-6076

**ROOMS! MEN!
Summer**

Singles & Doubles

ON CAMPUS

619 N. Lake St.

reasonable!

Call: 255-0324

or see Mark Johnson
at the above address

1 GIRL

to share w/1
other, air conditioned
beautiful furnishings
WEST SIDE OF CAMPUS

Now - August

Rent Negotiable

Call: Jeanie
233-5232

evenings or weekends

**ENTIRE TOP
FLOOR
OF HOUSE**

2 Bedroom (4 People)
— Air Conditioned
— Large Kitchen
— Living AND Dining Rms.
Very Close to
CAMPUS and HOSPITAL
Summer - Rent Negotiable

Call 262-8477
or 262-8463

Summer Sublet

Block from Library
2 - 4 Girls
lots of privacy
2 Bedrooms
— laundry
— Parking Facilities

Price Negotiable

Call: 251-9403

**LARGE
4 Bedroom Apt.**

Scenic Front Porch
1 Block from
beautiful Lake Monona
\$240 month
(\$60 each)

Call: 251-4884

419 W. Wilson

**COMFY
Fully Furnished**

1 LARGE BEDROOM
Summer Sublet
Option for Fall
Just off Square

F.F.O.

Nice Neighbors

Call: 251-9533

**ONE WOMAN
TO LIVE
WITH TWO**

— own room
— \$70/month
— parking

near campus
Laundry, grocery

Call: 255-5759

around suppertime

**STATE ST.
APT.**

2 Blocks from
the Hill

2 people for
Summer Sublet
FURNISHED

Drop by or Call:

after 5:30 p.m.

251-5479

449 Hawthorne Ct. #4
(Entrance behind
Cardinal
Beauty Salon)

EFFICIENCY

for 1

— Furnished
— Air Conditioned
— Available June-Sept.
— Will negotiate

1214 Spring St.
Apt. 17
(2 blks. from Psych Bldg.)

Call: 256-8891

**2 BEDROOM
APARTMENT**

— air conditioning
— garbage disposal
— parking
— laundry room
— large, modern kitchen
— unfurnished (but
furniture available)
— quiet (great for
studying)
— on bus-line
— near shopping areas
— modern, spacious
— off Fish Hatchery Rd.
(near Badger Rd)
\$130

256-2140

after 5 p.m.

**1 BEDROOM
APT.**

(Efficiency for
1 female)

— double bed
— 2 balconies
— laundry facilities
— kitchen, bath
Avail. end of June
\$80 (negotiable)
utilities incl.

Call: 255-9602

or drop by
28 E. Gilman, #27

Summer Sublet

3 BEDROOM APT.
for 4 People
Men or Women

— utilities incl.
— washer, dryer
— 2 porches, attic
— wood panelled
living room
— near Lake
rent negotiable

Call: 251-8153

DOTY & BROOM St.
area

**MODERN
2 BEDROOM**

For 2, Near Campus
SUMMER SUBLET
at
THE FRANCES

— Air Conditioning
— Furnished
— Laundry Room,
Disposal
RENT NEGOTIABLE

251-4538

78

79

80

4 BEDROOM APT.

summer sublet
available June 15
CHEAP
spacious kitchen &
porch
—homey atmosphere—
515 W. DAYTON
(block from campus)

**SOUTH PARK STREET
2 BEDROOM FURNISHED APT.**

AVAILABLE JUNE 15
Air-cond., pool, disposal,
spacious closets
\$165/mo.

Building restricted to married
couples
No children or pets

CALL 255-0761

(weekends or
after 4 p.m. on weekdays)

81

SINGLE or COUPLE

LOVELY 1 BR
W/COVERED PORCH
Across from Lake
Mendota, modern
in old house
JULY—AUG
\$125

CALL 251-4420

703 E. GORHAM

83

**COMFORTABLE
LARGE
EFFICIENCY**

IN OLD BUILDING
Separate kitchen
Porch
Air-conditioned
Laundry
Available
June-August
115 S. HANCOCK
Apt. 3

CALL 251-4262

84

Spacious Accommodations
for 1 or 2 girls
for summer

Pool
Air-conditioning
Dishwasher
2 baths
Utilities included
Loads of closets
University Courts
On bus route
Shag carpet
Mediterranean decor

CALL 231-1924

Mary or Joanie

85

**MODERN
1 BEDROOM**

APARTMENT
PETS ALLOWED
Incl. air conditioning,
disposal, parking, storage.
Beautiful location: fields,
trees.
near buses
GAS LITE SQUARE

**CALL
MARILYN**

251-4721

86

**1 Bedroom
Apt.**

Fully Furnished
air conditioning
garbage disposal
laundry room
storage facilities
parking
3 Blocks from
library

CALL 251-4949

after 6 p.m.

87

STAINED GLASS**Summer
for 4 or 5**

with fireplaces
and 3 bedrooms
fully furnished
recently painted
near Madison park
319 N. Pinckney
entire 1st floor

CALL 255-6267

or drop by

88

111 NORTH ORCHARD**Summer
Single Rooms**

\$80-100
Fall singles & doubles
\$475-625
with kitchen privileges
1 block from Union South

CALL 251-6747

FOR EXTRA INFO.

89

Summer Sublet

2 BEDROOM APART.
SLEEPS 3-4
"Very" Reasonable
and a Great View
Excellent location
off State St.

CALL 251-6380

between 3-7 daily

90

**Summer Sublet
\$120/month**

\$120/month
Top floor brick house
3 blocks from campus
on Broom St.
Furnished for 2-3
— one bedroom
— living room
— kitchen
— the works

**CALL 262-4733
or 262-9138**

91

Campus Area

WELL LOCATED
APARTMENTS
FOR 1 TO 5 PEOPLE
FOR SUMMER
SUBLET BASIS

CALL 257-7277

92

ROOMS

Summer (38.00)
Fall (45.00-47.00)
GIRLS ONLY
parking (10.00 mo.)

CALL 257-8984

93

On the lake

FURNISHED 1 BEDROOM
APARTMENT FOR 2
—utilities paid
—sundeck with barbecue and
picnic table
—beach and dock facilities
Close to campus
529 N. Pinckney, Apt. 5
Available Summer and Fall
\$145

CALL 251-3980

8 a.m. - 12 p.m.

94

**SUMMER
SUBLET**

(June-August)
2 BEDROOM APT
for 2 or 3
Close to campus

Entire lower floor of house
2 bedrooms
Large living room
Big, modern kitchen
Bathroom
Storage room
Porch
Backyard
Rent-\$150/month (approx.)

CALL 251-3904

95

**THE
CARROLLON
FURNISHED 1 BEDROOM
APARTMENTS
FOR 2 OR 3 PERSONS**

- all utilities
- carpeting and drapes
- color coordinated appliances
- disposal

- air conditioning
- laundry & vending facilities
- some parking
- responsible only for your rent

On Lake Mendota with private
pier and sun roof.
Summer Session \$150/month
620 N. CARROLL STREET
257-3736 257-5174

**4 GIRLS
NEEDED**

FOR SUMMER SUBLET
— air conditioned
— state street
— modern
— furnished
— garbage disposal
— washer & dryer in bldg.
— rent is reasonable and
negotiable

CALL 251-8822

Summer Sublet

1st FLOOR OF HOUSE
NEED THREE
\$40-\$45 per month
Vilas Park Area

262-6271

CALL LARRY OR PAUL

96

97

98

UNIVERSITY COURTS

FURNISHED EFFICIENCIES

& 1 BEDROOMS
2 BEDROOM with 2 BATHS
Unbeatable location
on bus line
walking distance to
campus & hospital
walk to shopping

— all utilities
— carpeting and drapes
— air conditioned
— indoor pool
— dishwasher and disposal
— laundry facilities
— underground parking

SPECIAL 8-WEEK
SUMMER SESSION PKG.

238-8966

2302
University
Avenue

257-5174

99

Summer Sublet

2 BEDROOM
FOR 2 or 3
GOOD LOCATION
RENT NEGOTIABLE

256-5029 or
251-4012

100

ENTIRE HOUSE

Vilas Ave.
4 - 7 Man

1 BLOCK FROM
VILAS PARK
Near Stores, Back Yard
Parking
\$349.93 or less
Will Negotiate

Call:

251-3954

101

HAASE TOWERS

FURNISHED 1 BEDROOM APARTMENTS

East side of Campus
on Lake Mendota
Private Pier
Within walking distance of Square

carpeting and drapes
disposal
large balconies

air conditioned
laundry & vending facilities
free parking

116 EAST GILMAN STREET

255-1144

257-5174

102

4 BEDROOM FLAT

541 W. Mifflin

Summer Sublet
2 - 5 People
Negotiable Rent
(Cheap)

Call: 256-4733

103

251-3748 Summer Sublet

We might provide
1 male
NEED
1 or 2 MALES
Share

year 71 - 72
3 or 4 person apt.
\$70/month

desc. lotsa closets air conditioned, soundproof-quiet. 3 year old bldg.

2 blocks from
ENGR & COMP SCI
1315 Spring St.
Apt. 2205

104

KENT HALL

SINGLES AND DOUBLES WITH PRIVATE BATH

MODERN BUILDING

— all utilities
— refrigerator
— some parking

Private pier on Lake Mendota
Reduced Summer Rates
616 N. Carroll Street

255-6344

257-5174

URGENT Summer Sublet

Near Campus
hospital, grocery
etc.
Air Conditioning
Price Negotiable

Call:

Days - 263-2289

Evenings -

231-1095

105

1 - 3 GIRLS NEEDED FOR HOUSE

— Fully Furnished
— Air Conditioned
— Parking
— Basement
— Garbage Disposal
HOSPITAL AREA!
Price Negotiable

Call: 251-3992

Ask for Chris

107

1 Man to Sublet

2 Bedroom

1st Floor

Apartment

Features:
* own bedroom
* living room
* kitchen
* study area
* free parking
* utilities paid
* price \$50/mo

Call: 256-4328

219 S. Bedford St.

Randall COURTHOUSE

(1323 Randall Ct.)

block from Union South
entire furnished house
with 4 bedrooms
(sleeps 5)
2 bathrooms & showers
3 car driveway
REASONABLE

Call: 251-8709

rent negotiable

MONONA SHORES

3 Bedroom

Furnished or Unfurnished
Air Cond., Pool
7 Minutes from Campus
ON THE LAKE
Students or Family
Rent Negotiable

Call: 222-8506

Summer or year lease

VILAS PARK 2 Bedrooms

Basement Rec. Room
SUMMER/FALL
180/200
Entire 1st Floor
516 S. ORCHARD ST.

Campus 10 blks.

Call: 256-6002

110

Summer Sublet WONDERFUL APARTMENT

2 - 3 persons,
huge kitchen
huge living room
Fine Bedroom and
full bath - huge closets
EAST GORHAM
Negotiable Rent

Call:

262-4763 or

262-6666

112

Summer Sublet

w/fall option
OWN ROOM
in nice ap't.
Close to
JAMES MADISON
PARK

Nancy

Call:
251-4236
evenings
262-3059
afternoons

113

2 ROOMS

Walking Distance From
Campus
Cooking Privileges
Available
\$40.00/mo.

Call: 257-3432

114

**Summer Sublet
TWO
BEDROOM**

FURNISHED
Excellent Campus
Location
CHEAP - RENT
NEGOTIABLE

Call: Mike

251-8514

Summer Sublet

3 bedroom house, attic,
basement, 3 porches, piano,
parking, 1 block from James
Madison Park, 2 blocks from
Square, utilities paid,
negotiable

307 E. Johnson
256-4917

**LOVELY,
OLDER
Three Bedroom
Furnished
Apartments**

AVAILABLE
June 1 or June 16
Tenney Park - Seven Block
East

of Square
Very Large
Bedrooms
Pets O.K.
Large Backyard
\$225 plus utilities

Call: 251-9200

117

**ROOM and
BOARD****Doubles and
2-Room Triples**

great food
and
LIVING
ON THE LAKE

1 block from Library

257-9916

644 N. Frances
Delta Upsilon

118

**EFFICIENCY
For Summer**

- air conditioning
- close to campus
- and capitol
- ideal for hermetic
pensive personality

Rent negotiable

Call: 251-4201

119

**1 Girl Needed
Summer Sublet**

Share w/3 others

- air conditioning
- parking
- laundry facilities
in basement
- Rent negotiable

Hospital Area
1323 W. Dayton

Call: 256-1254

120

**1 bedroom apt
1 or 2 girls**

right off state st.
fully furnished

air conditioning
parking
fireplace
large bay window

summer sublet
only
CALL 251-6075

425 Hawthorne Ct.
Apt. C.

121

**Tender,
Loving
Apartment
furnished**

close to campus
and square
1 Bedroom
Available June 15
\$260 for summer

CALL 251-1492

122

**Air Con-
ditioned
Modern**

Two Bedrooms
Well furnished
Large livingroom
Modern kitchen
3-4 people
free parking
negotiable

CALL 251-6978
or 262-5854

and ask for Jim Cohen

123

**FALL AND
SUMMER
APTS.**

1 to 5 persons
135 & 137 Langdon
7 & 11 E. Gilman
Parking at Gilman

274-1860

124

**SUMMER
SUBLET**

2 BEDROOM APT.
FOR 1, 2, or 3
Located near
Engineering and Vilas

CALL 255-5952

125

**Summer
Sublet**

PRIVATE SUNDECK
2 FLOORS
Beautiful, large 2 bedroom
apt. for 3
1 E. Gilman/corner Wisconsin
available June 15-Sept. 1
Asking 195.00/month

Call Linda
251-8068

126

**Summer
Sublet**

2-3 girls
3 bedrooms
Great location
Near park
Pinckney St.
Dining & Living rm.
CHEAP!!

CALL 251-0764
or 251-3724

127

**Summer
Sublet****4-5 Girls**

3 Bedroom Apt.
Wood panelled
3 Bedroom Apt.
Wood panelled
Nice furnishings
Carpeting
On Campus near
Henry-Langdon
Price Negotiable

CALL 255-5720

128

WANTED

FURNISHED HOUSE
OR APT.
for 5 males
4 or 5 bedrooms
Rent: up to \$70 month
utilities included

CALL 251-8466
or 262-9336

129

**Summer or
Fall
FURN. APTS.**

STUDIO—1 BDRM
4 BDRM
1/2 blk to library
619 LANGDON

257-2832

130

**2 BEDROOM
APARTMENT
FURNISHED**

air conditioning
1 block from Union South
above Kollege Keg
sun roof
summer and/or fall

251-2560
320 1/2 N. RANDALL

131

**16 E.
GORHAM ST.**

ONE BEDROOM
APARTMENTS
Large enough for
2-3 people
MODERN, CARPETED
available for
summer or fall rental

221-0279

132

SUMMER SUBLET

1st floor of house
5 BEDROOMS
Kitchen, Living Room
Parking, Storage
4 blocks from square
3 from State
10 min. to campus
Prefer 5 persons
for June-Aug.
\$165/person for summer

Call Eric or
Phil at 262-9439

133

**2 bedrm apt
for 2 or 3
West Gilman**

convenient
pleasant
no landlord problems
June 1 to Sept. 1

CALL 251-0095
or 256-6347

134

Several 5 bedroom apartments

\$50.00 each bedroom
near campus.
Utilities furnished.
Summer & Fall.
also small efficiencies
for women.
255-1052
Many houses and
apartments near campus
255-0782
Rooms for summer
for girls.
Linens furnished.
255-4918
Efficiencies and
one-bedroom, near campus
251-6281
Beautiful large
one bedrooms for girls.
Carpeted & air-conditioned
255-0605

135

SPACE FOR LET**3 Bedrooms**

nicely furnished
5 blocks from campus
Summer with fall option

255-3764 or
255-3226

136

**CAMPUS
LARGE APTS**

FOR 4 or 5
June to June
HARBOR
STUDENT RENTALS

233-2588

137

**Richland
Apts.**

U.W. Hosp. area
One bedroom,
efficiencies and
single rooms
for summer & fall
Air conditioned, now
renting for summer & fall

233-2588

138

**SUMMER
SUBLET**

SPACIOUS 2 BDRM
APT. FOR 3
NEAR CAMPUS—LAKE

CALL 255-9658

139

**large
apartment**

available for summer
4 bedrooms
air conditioner
rent negotiable
141 W. Gilman-Apt. B
Good Location

251-9162

140

**5 bedroom
summer house**

5 MIN. TO ENGR.
12 MIN. TO HILL
10 MIN. TO VILAS PARK
—Own bedroom with built-in
desk & closet
—Sundeck
—Deep freezer
—Built-in bar
—Parking

CALL 257-9350

141

**5
BEDROOMS**

(5-6 persons)
large kitchen
and living room,
double beds

500 N. HENRY

Rent very reasonable:
CALL 256-0166
or 251-3761

142

**LARGE
Fully
furnished****3 Bedroom
Apartment**

for 3-4
Good Location
304 Princeton
\$125 Best Offer

CALL

251-3601 Maureen

251-8517 Mary

143

**LEISURELY
LIVING**

2 BEDROOM APARTMENT
FOR SUMMER SUBLET
2-4 people
—air conditioning
—2 porches
—parking
—spacious
—fireplace

Right Near Campus
& Hospital!
Rent negotiable
very reasonable

CALL 262-8147

144

**4
BEDROOM
APT.**

ENTIRE 1st FLOOR
431 W. JOHNSON
GREAT LOCATION
2 bathrooms
large kitchen
carpeted
paneled
4-6 people
NEGOTIABLE

CALL 262-8389
262-8388

145

3 BEDROOMS

furnished
4 blocks from campus
free parking
LARGE livingroom
BIG kitchen
VERY near store
comfortable
skylight

CALL 255-4674

M-F 5-7, 10-12 p.m.

146

**1 GIRL
NEEDED**

TO SHARE WITH
2 OTHERS
Own bedroom
Good location
(across from Witte)
205 N. FRANCIS

Reasonable

Rent

Call 262-7517 for Carla
or 251-8182 for Vicki

147

**3
BEDROOM**

parking
free t.v.
spacious
option for fall
rent negotiable
easy walk to school

CALL 251-6233

**Air con-
ditioned****4 bedroom**

Campus area
2 porches
garbage disposal
nicely furnished
June-September
Reasonable Rent

CALL 255-1967

**SUMMER
SUBLET
LARGE****5 Bedroom
furnished
HOUSE**

2 bathrooms
backyard
front porch
N. BASSETT ST.
280/mo-whole house
or 56. per bedroom
rent is negotiable

CALL 251-5691

**SUMMER
SUBLET**

2-4 PEOPLE
\$50/MONTH

2 bedrooms, 2 full baths
air-conditioned
2 separate entrances
dishwasher
parking
pool
utilities included
NEAR CAMPUS, SHOPPING

238/3095

151

2 bedroom

FURNISHED APARTMENT
FOR TWO PERSONS
SOUTH BASSETT—
1 block from Co-op
—Large living room
—Large kitchen
—Laundry
—Garbage disposal
—Storage facilities
June-Aug. 31
Rent negotiable

call 251-4046

152

**FREE RENT
'TIL JUNE**

1 or 2 females,
furnished
carpeted
2 bedrooms w/kitchen
\$75 per mo w/utilities
rent negotiable
414 N. HENRY off State

233-3758

after 5

153

**3 BEDROOM
HOUSE**

- Summer Sublet
- Fall Option
- Large fenced yard
- Garage
- Pets okay
- Park & Olin
- \$165/mo (?)

CALL 256-0735
Bob or Becky

158

**Apartment
For 4**

546 W. DAYTON
3 bedrooms
2 baths
parking facilities
Rent Negotiable

Call 255-4470
or 251-8634

154

**Fantastic
Summer
Sublet**

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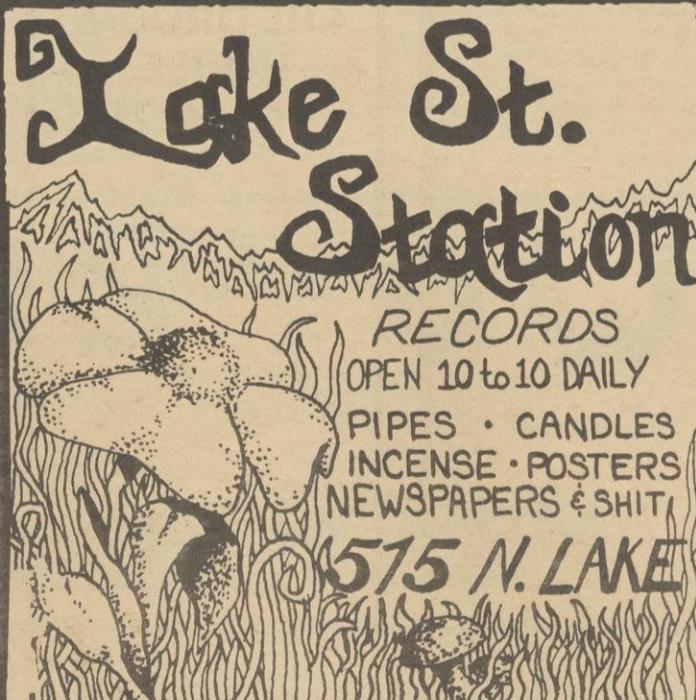


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**Dorms galore:
Ogg to shore**By DIANE DUSTON
of the Cardinal Staff

From the halls of Sellery and Witte to the shores of Lake Mendota thousands of students are helping the University pay off its mortgages by living in Residence Halls. Some students describe the dorms as zoos, jail cells and sterile little boxes. They complain about the food, noise, and close quarters. Others remain in the dorms for two to four years, complain only mildly, and generally seem to enjoy their life with Res Halls.

"I like the dorms because it's a great way to meet people," said Debbie Kaufman, a freshman from Racine, living in Sellery Hall. "I'm coming back next year. The eating facilities are convenient and I like the people I've met."

The chance new students have to meet other people seems to be the one big attraction the dorms have going.

"IT WAS good for me as a freshman," said Jim Koretz, Sellery Hall, "even if I'd come here as a transfer student I think I would have lived in the dorm for at least one year, just to meet people."

Although restrictions requiring freshmen to live in supervised housing have been lifted, the University strongly recommends that students take a room in the dorms for their first year. However, since many students are discouraged with dorm life after one year the degree of turnover is high and University housing is mainly populated by freshmen and sophomores.

Through inquiry of dorm residents, this reporter found the harshest complaints from residents of the southeast dorm complex (Witte, Ogg, Sellery). Students living along Lake Mendota in Elm Drive (only one of the three units is empty), Holt-Kronshage-Elizabeth Waters and the Adams-Tripp area were more passive in their remarks.

"The people in the southeast area are the city dwellers," said a resident of Adams Hall. "Out by the lake it's more peaceful and spread out."

A WALK along the lakeshore path adds validity to the student's remarks. As the beauty of springtime in Madison makes the Wisconsin winter tolerable, springtime along Lake Mendota makes dormitory living look like a pleasure.

Students in the lakeshore area, as those in the southeast dorms, complained of Res Halls food ("Life wouldn't be the same if you couldn't complain about the food.") excessive regulations, and noisy neighbors but they also

appreciated the private docks on the lake, nearness of the outdoor tennis courts, practice fields, the Natatorium and Nielson Courts.

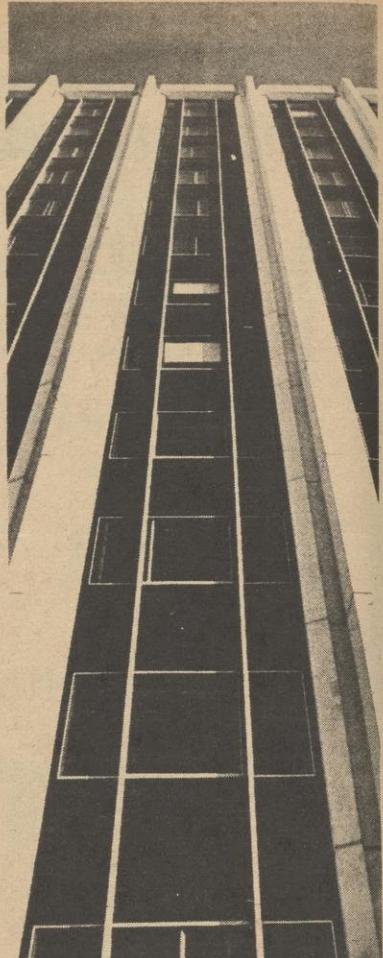
The pastoral surroundings of the lakeshore dorms and the big city traffic of the southeast side of campus seem to influence the students in different ways. The passivity of the lake seems to have a calming effect on the students where as the constant activity on Johnson Street and the highrise structure of the buildings seem to increase the activity among students.

"I think that students from the southeast dorms are more active in campus demonstrations and things like that," said a girl from Witte.

WHILE SOME students may be satisfied with dorm life, they're in the minority, and the increasing exodus of students to apartments indicates that dormitory life is rapidly going out of style.

Aware of the decline in dorm-dwellers and the resultant financial difficulty incurred when mortgage payments continue but room and board paying residents don't, Gov. Lucey issued a statement to the presidents of the UW and WSU systems calling for top priority attention to improving the dorm situation.

Joe Nusbaum, administrative assistant to the governor, said that Lucey was concerned with making the dorms more attractive to students through possible struc-



tural changes and a review of dorm regulation. He also mentioned converting the buildings for alternate uses. "The governor has asked for a list of recommendations by June so that action may be taken for fall," Nusbaum said, "so far no decisions have been made."

Upper level administrators at Madison predict that within ten years the University will no longer be in the dormitory business.

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Trend to continue

More tenants, less space cause economic problems

By FRED SHULTZ

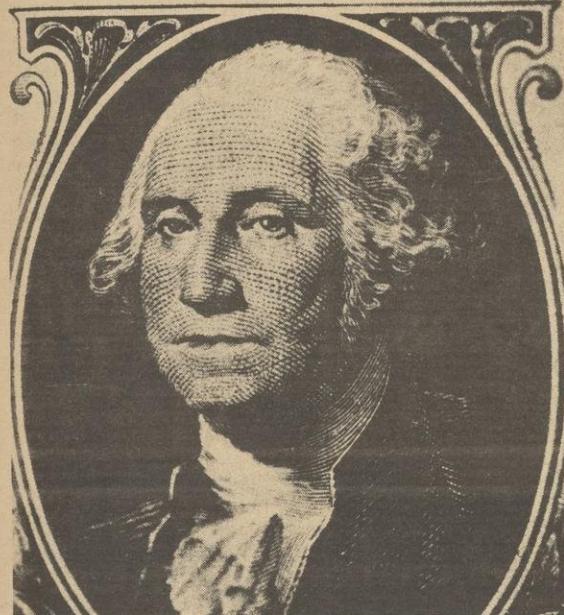
A major factor in the housing shortage has been expansion by the UW. As enrollment has risen, housing near campus has been drastically affected. The physical expansion of the UW has led to demolition of many housing units, the use of others as offices, etc.

This will continue until 1975, when expansion will reach Regent St.; in the process another 1500 units will be destroyed between 1969 and 1975. Meanwhile, in addition to this reduction in supply, many new tenants have been added to the market because of enrollment hikes.

In 1961, the University 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 any apartments for single students in hearings before the State Building Commission. As usual, it was claimed that the private sector would fill the need, but the luxury high-rises going up around campus demonstrate the kind of job private interests will do.

THE RESULT of all this has been a tremendous, increasing shortage of housing in the central city, especially near campus. This has created high profits for landlords as they exploit tenants caught in the squeeze. Repercussions have been felt throughout the city because it has reduced the already inadequate supply of low-moderate rent housing.



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STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY

In the Matter of a Change of name for

ORDER FOR HEARING

ALEXANDRA BONFANTE WARREN

It appearing from the Petition of ALEXANDRA BONFANTE WARREN that she desires to change her legal name and designation from ALEXANDRA BONFANTE WARREN to ALEXANDRA BONFANTE-WARREN.

NOW, Therefore, On motion of ALLAN R. KORITZINSKY, Attorney for said Petitioner, It is Herewith Ordered, That said Petition and the matters therein be heard and determined by this Court at a regular term thereof at the court house in the City of Madison, Dane County, Wisconsin, on the 12th day of May 1971, at 1:30 o'clock in the P.M., or as soon thereafter as counsel can be heard.

It is Herewith Further Ordered, That notice thereof be given by publication for three successive weeks prior to the date of said hearing in Capitol Times and the Daily Cardinal, two newspapers published in the City of Madison in said county.

Dated this 7th day of April, 1971.

BY THE COURT: (s) Richard Bardwell
Circuit Judge

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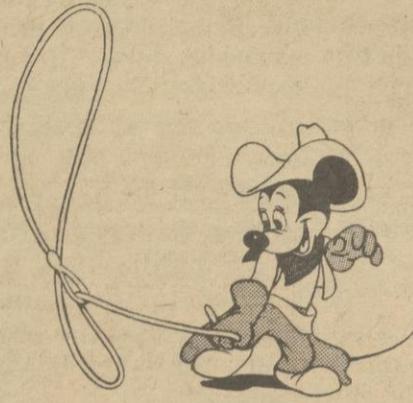
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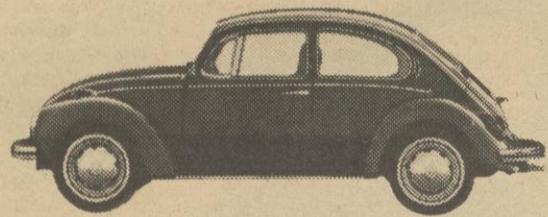
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By DIX BRUCE
of the Cardinal Staff

And now, the people who brought you the "Greening of Army Math" bring you the "Greening of Your Own Back Yard," or "Madison's a Lonely Town When You're the Only New York Kid Around."

Ah spring, here at last. The daffodils are up and the fountain uncorked. The mall is once again populated. (By the way, it's a great idea to be as attentive as possible when crossing the mall this time or year. It's not in the least bit romantic to get offed by a Wham-o frisbee.) So, now is the time to forget school for the year and get down to some serious worrying about how to spend our summer vacations. Will it be on the Riviera? in the Bahamas? California? Bible camp? or maybe right here in Wonderful Wisconsin? That's right, we like it here! Yet, survival in a wicked city like we have here can be treacherous if one is not careful. A giant megalopolis tends to cramp the individual and stifle his creativity. The avenues of

be used when prepared correctly.

Another good thing to do is keep a little diary of what you did in the garden, what came up where and when. Some people name their plants and take snaps of them. ("And this is Otis Onion. He and his friend Larry Leek were a couple of real stinkers. And this is a picture of Barb Bean, you remember. She had a pod like you wouldn't believe!") It's fun to reminisce about past gardens sipping a Tom & Jerry around the old Yule log.

IN A FEW days, your plants will start to peek out of the ground. Keep them watered but don't drown them. Don't water when the sun is hot, it will wilt the plants. When they get a little bigger, begin cultivating and thinning them. Rather than throw the plants to the old compost pile (that is, the ones you have to thin out), carefully transplant them elsewhere or give them to a friend.

As the plants begin to shoot up quicker than an adolescent on a growth spurt, the problems may begin (I said problems my friend right here in

Organic gardening can be fun

Greening of your own back yard

natural expression are barricaded, except for one. That avenue being a little organic garden of your very own.

An organic garden can easily be the most rewarding thing you've done in years. It's pretty, fun, educational, easy, inexpensive, kind, obedient, cheerful, thrifty, brave, clean, and good to eat. Not to mention that your mere planting a garden organically will help reverse the trend of the herbicides and pesticides which have been building up over the past forty or so years. You can actually restore the soil. Better soil grows better tasting vegetables. You'll be able to tell.

WITH ALL THAT in mind, we'd like to give a brief outline of how to plant an organic garden right here in River City. (We got trouble my friend, I said trouble with a capital 'T' and that rhymes with 'G' and that stands for garden.) You probably need a little extra help from common sense, uncle Ned the farmer, Jeanie Darlington who wrote *Grow Your Own*, Robert Rodale who wrote *The Basic Book of Organic Gardening*, Stanley Shuler, author of *How to Grow Almost Everything*, and for the crazies and pinkos Dave Fleming of *The Complete Guide to Growing Marijuana*. Also, don't be afraid to ask people who are hanging around at places like the Whole Earth Coop or Olds Seed Company. Chances are they'd love to share with you what they know about the subject.

Now the first thing you have to worry about is the planting. The back forty won't do a thing unless it is seeded. But, even before you sow the seed you have to prepare your virgin ground.

Choose a small (10'x10') plot with all day exposure (it may be busted since that stuff is illegal in Wisconsin but if exhibitionism is your idea of a good time . . .), since vegetables need lots of sun. Get some manure (very cheap at gardening places), and dig it in to the soil. Turn the soil completely to break up the big hunks. Smooth the whole plot until it's level.

NOW WHILE YOU are doing all this, you should decide just what it is you want to plant. Carrots, peas, beans, lettuce, onions, squash, and sunflowers are nice and grow well in this climate. Follow the directions on the back of the seed packages closely. Nobody likes to read the directions first, but it is a good idea in this case. Generally all you'll have to do is make a furrow the length of your plot (often the plot will bog down a bit, but you know the trouble with those cheap girlie paperbacks), and stick the seeds in. Then, of course, cover the little fellas with dirt. Take care not to put them too deep or they'll rot before they come up. Also, if they aren't deep enough, the rain may wash them away (not unlike sins in a sinner), or the birds might eat them.

Right now, you should start a compost pile near your garden. A compost pile is just a big pile of decaying garbage and other organic matter. After it is all nice and rotted, it will do wonders for your garden by replacing the humus the soil needs to live. You make it in layers and cover the whole thing with black plastic to keep the smell in and the little roving animals out. Start with a layer of green matter like grass clippings, for instance. On top of it put a layer of manure. On the manure put some garbage (leave out meat as it's pretty irresistible to poches). On the garbage put a layer of stones. Then add to this anything organic (living) in layers. Don't throw anything to the garbage man. Plants, weeds, and bread crumbs too; if you're a garden it's good for you. You can also put organic matter directly into the garden and it will do just as well. Let your compost prepare all summer and then in the fall, after the growing season is over, dig it into the garden to prepare the soil for next year. But remember, don't throw anything organic away. Why even newspapers (yes the very pinko rag you read) can

River City etc.). Bugs can be a problem. Aphids, certain worms, and moths can be real enemies, and enemies of the people must be dealt with. (Chorus in the background, "Rightonoffthefig-lackey.") The best defense against bugs is a good offense. Keep your eyes peeled for them and pick them out immediately when you see them. They are easy to catch in the early morning. Either destroy them or give them to a friend (I prefer the latter). Don't get any pesticides! In the first place, the bugs won't eat that much and in the second place you can control them without the heavy artillery. Birds will generally be good garden people after your plants are semi-big and in the growing stage. On one hand they eat the little bugs and such while on the other hand you may find a wort. Birds may decide to eat your plants, so keep your eyes open for anti-social behavior. Sometimes dogs and cats can be a pain by enjoying chasing around in the garden. A fence may be required but stolen goods can get you arrested.

FINALLY, COMES graduation when your little babies are ready to go into the world and seek their fortunes. Pick the little darlings as soon as they look ready. They will mature at different rates so, don't haul everything to market on the same day. By the way, don't pick beans when they are wet, they seem to taste rusty.

After the fruits are gathered, dig everything into the soil. Now is the time to add your compost pile. During the winter, keep up with the daily garbage run to the garden. It takes some time, but as they say . . .

Well, we're all through. We've got nice, healthy things to eat, and we made them ourselves. Boy, if only somebody had thought of this before! Imagine, growing stuff without fertilizers! Well you know what they say, "Happy Casaba melon."



SOME PEOPLE GET carried away with organic gardening. This freak has gone a little too far. Tractors are not recommended for backyard set ups.

Triangle controversy epitomizes ward

By DIANE WALDMEN

The Ninth Ward constitutes that area which might be considered Madison's near south side. It includes the area bound by West Washington and Broom Streets to Lake Monona; and the area from Monona to Regent St. on the north; to S. Randall on the west; and to Haywood on the south. It includes Brittingham Park, Bayview, Gay Braxton, and Samson Plaza Apartments, and the controversial Triangle area. Not unlike the rest of the center city, the community faces the problems of increasing deterioration in housing, transportation, and neighborhood facilities.

Students comprise about 60 per cent of the ward's population, with particularly heavy student concentration in the first precinct—the Doty-Wilson-Bassett area. This area consists mainly of converted old houses and some middle-rise apartment buildings. The rest of the ward consists of two-flat or single-family dwellings.

Recently there has been an alarming rate of turnover of homes from resident ownership to absentee landlordism. Speculators purchase old homes, charge excessively high rents and allow the property to deteriorate, eventually to be razed and replaced by high-rises and apartment buildings.

IN THE MEANTIME, property taxes soar because of the central city location and speculative value. Many homeowners have been forced to sell out; others stick it out alarmed to see two "For Sale" signs on the same block. Susan Kay Phillips, ninth ward alderman, states the problem: "The neighborhood people are offered high prices which are becoming increasingly more attractive. The trend to sell out and move to the suburbs creates a student ghetto; the residential character of the neighborhood is gradually lost."

Increasing noise, pollution, and danger plague residents of the Ninth Ward because of the heavy concentration of traffic through the center city. In the past year, three access roads to Monona Drive—Broom, Bassett, and Proudfit—have been widened; Regent Street becomes harder for pedestrians (especially the elderly residents of the Gay Braxton Apartments) to cross.

Parking is a huge problem, many of the old houses have no parking provisions, and on-street parking has been eliminated in many cases to insure faster traffic flow. People going to Madison General, St. Mary's, or the University park on the narrow streets of the area.

EVERY YEAR Longfellow school is threatened with closing. If the school should close, families would move out in greater numbers, hastening community deterioration. (Conversely, if housing speculation and deterioration continue, there will be no reason for Longfellow to remain open.) Recently Longfellow has been allowed to remain open for another year, but its position is tenuous.

The Neighborhood House, one of the four Madison Neighborhood Centers, recently faced extinction due to a cut in the budget by the Board of United Givers. Fortunately, it is still in existence, providing a cooperative nursery, after-school programs for elementary and high-school students, craft classes for adults, etc.

Another problem the ward faces is the lack of a supermarket where residents without transportation can buy groceries and other necessities. Many people are forced to take the bus out the South Park in order to shop; this is particularly difficult for the elderly.

THE PROBLEMS of the Ninth Ward seem to be centered around the question of what is to be done with the Triangle area, the 13 block area which now contains the Davis-Dueher Eye Clinic, the Madison Medical Center, and the Gay Braxton Apartments. Once a thriving community with a large black and Italian population, a few small Italian shops along Regent St. remain the only evidence to the past.

Twelve years ago the Madison Redevelopment Authority (MRA) distributed the following pamphlet to the residents of the Triangle Area:

"To all Residents of the Triangle Project: Since you live in an area which the Redevelopment Authority plans to purchase for redevelopment, I am sure you are interested in knowing what is to happen in the area. Also, we are anxious to have your

assistance and cooperation."

ONE OF THE questions the pamphlet posed and answers is "What is planned for the Triangle?" Answer:

"The City of Madison Planning Department began the Final Planning for the area in February 1959. Plans for a new neighborhood will be developed. It may include modern apartment buildings, neighborhood shopping facilities, medical facilities, etc." After close attention to the problem of relocation, they warned "Don't believe rumors," and finally advised:

"The Triangle Project offers an opportunity for citizens to work hand-in-hand with governmental agencies in helping to beautify a part of our city, and to bring about better living conditions for many people."

This was the promise of the MRA when it relocated some 288 families living in the Triangle. Now, 12 years later, four of the 11 sites selected for the renewal program—about 15 acres—have yet to be developed. MRA has considered a development including a medical complex, an 18-story hotel with gift shops, etc., but not a thing for the 288 families whose houses were razed.

THE BID FOR this development has gone to Dane Development Corp., made up of builder Leo McCann, lawyer Frederick Suhr, and Daniel Nevasier. Nevasier is known for his sale of Mapleside, the historic house on University Ave., to make way for a Burger King. He is also the president of Johnson-Marion Inc. which plans to tear down 13 houses in the Mifflin St. area to put up a Howard Johnson's luxury hotel. Newspaper accounts also list Ken Opitz, of Opitz Realty as involved in the project.

In order to accommodate the proposed development, MRA decided to rezone the area for large businesses. The first public hearing on the subject was held on March 24, 1971, with little advance publicity and in an inconvenient place and time for most of the residents.

In spite of these factors and the constant editorializing of MRA's Sol Levin, the consensus of opinion was overwhelmingly

opposed to the amended proposal. Most people stressed the need for low income housing in the area; the impracticality of centralizing all the city's medical facilities; the need to preserve the residential neighborhood; and the renegeing of MRA on all its promises. The Madison Neighborhood Centers insisted on another meeting, which was scheduled for April 14.

At this heated meeting, nearly 100 angry Madison residents voiced their disapproval of the idea that the area would be used for commercial purposes and not housing. MRA was sharply attacked for its abrupt change of face. Others questioned the need for medical facilities there as opposed to the East side and noted how commercial use would jeopardize the position of Longfellow school. Most thought that the proposed development would leave the area prey to speculators and conventioneers, and doubted the utility of hotel souvenir shops for neighborhood shopping use.

ON APRIL 21, MRA unanimously approved the new plan. Five mayoral appointees trampled public opinion in the dust in their haste to aid Dane Development, all of course, the name of the "best interests of the community." The plan still has to go before the city council where it needs a two-thirds vote to pass. Meanwhile, the Triangle area and ninth ward residents, fed up with MRA's 10 year history of duplicity, plan to occupy and convert the Triangle into a neighborhood farm and garden until MRA puts up low cost housing on the site.

Because of the problems facing the Ninth Ward, many residents did not remain passive. The Ninth Ward Organization originated last year in response to the Cambodian invasion, as a vehicle for community response to nation and local issues and problems. Although 60 per cent of the membership consists of students and young working people, many long-time residents are active, including chairman Al Paskin, a postal worker, and vice-chairman Erna Koberstein, a semi-retired registered nurse. The organization meets once a month. This month's focus is on the planting of the Triangle area.

In second and sixth wards

Low rent areas on Madison East Side

By JEFF KANNEL

The Sixth Ward on Madison's near east side (the Marquette area) has many attributes which attract people to it. It is a quiet, residential area with several parks, a grade school, light traffic, a mixed population, and many fine old homes in fairly good condition.

The Sixth Ward, one of the few remaining sources of low-rent housing within sight of the Capitol, so there is a fairly high percentage of low-moderate income black and white working class and welfare families. There are neighborhood stores and bars along Williamson St. and bus service is as good as anywhere else in Madison.

THIS SUPERFICIAL VIEW does not reflect the fact that Marquette is a neighborhood under pressure. For 3 to 5 years, long time residents have seen the number of families and school children shrinking to a point where the school has been threatened with closing.

The influx of student and single renters has caused alarm, as has escalating decay of absentee-owned buildings. The fear which is not apparent as you walk through the area is that the Sixth Ward may be moving toward becoming a high-rent, run-down ghetto.

OTHER AREAS THROUGHOUT the city are being similarly affected, especially the neighborhoods to the immediate northwest of the capitol building, in the second ward.

It is still possible for working or welfare families to find apartments in the 6th. There are still 2 to 3 bedroom houses or flats which rent for \$60 to \$110 per month, but they are vanishing. What is becoming a more prevailing rate is \$225 for 2 to 3 bedroom apartments, rents not unlike those charged by landlords near campus.

In fact, in almost all cases where rent has become this high, it is students who are paying it. Not coincidentally, the landlords collecting it are some of the same ones who began the ghettoization of Mifflinland.

IN MADISON, landlords have used panic-peddling, a tactic usually used by urban landlords to scare white homeowners to sell their homes at a loss to blacks. The growing student population, which is the object of the "panic," is in need of more and more housing, and students can pay double or triple the rent which a family can afford. The net result is that families are being scared into selling out, or are being forced to move out, so landlords can rent to students.

Black and white families are being forced out of their homes and their neighborhood by landlords who control the student market. Student population has risen 200 per cent since 1965 in the Marquette area.

Tenant families have been forced out because of rent increases or the 30-day notice. Most tenants in the Sixth

Ward are on oral leases, which means that either landlord or tenant may terminate tenancy (or raise rent) by giving 30 days notice. This has made it easy for landlords to convert buildings from family to single occupancy—all he has had to do is give 30 days notice to move and during that time he raises the rent and finds students tenants to move in...

ONE BUILDING ON Rutledge St. had three large 2-bedroom units renting for \$115 per month last spring. When new co-owners took over, they terminated the family and elderly tenants and "remodeled" by partitioning the large rooms into cramped 3-bedroom apartments. One year later, these \$115 apartments are \$225 per month student dwellings; the families left the neighborhood.

During the school year, the black population has undergone a decline. Blacks comprised 5 per cent of the people in the western two-thirds of the ward, which is a high percentage in comparison to the rest of the city. As in other cities, the black families live in the most poorly maintained housing, mostly along Williamson St., E. Wilson St., Schley Pass and Dewey Ct.

The black families who began moving out this fall said the attractions of the ward were outweighed by the higher quality of the public housing they were moving to on the fringe of town. However, the most recent family to leave did so not only to find better conditions but because they saw that all of their friends were leaving and being replaced by students. Incidentally, their house was also taken over by students and single people after they moved out, even though the rent is still low enough for almost any family to pay.

WHAT HAS accentuated this friction between students and non-students in Marquette has been the apathy and detachment of the students who have lived in the ward. In general, except for loud, late parties, life style differences are tolerated in Marquette. But in terms of involvement in the neighborhood, few students develop more than a superficial concern.

Almost no students, except for a few graduate or married students, have taken interest in the neighborhood center (Wil-Mar) or in community meetings on ward or city issues.

Students are not seen as enemies by the residents. It is generally accepted that students are necessary to having a mixed and stable population. On the other hand, students are not viewed as allies because of a proven apathy toward the problems of the community in which they live.

The Marquette Neighborhood Association (MNA) is currently the largest constituent group in the ward. Although any resident may join, MNA is primarily a

homeowner group. It grew out of an attempt by Realty Associates Inc. to rezone the whole ward to R-6 (high density) in 1968. Realty Associates were talked out of that idea and were vetoed by Mayor Festge in an attempt to get a spot rezoning for part of Jenifer St. for a luxury high-rise. Since then MNA has lobbied against the threatened closing of Marquette School and has presented proposals for rerouting traffic out of residential sections.

MNA HAS RECENTLY drawn up a proposal for rezoning and planning for the area, which has not been publicly released yet. MNA sees lobbying for zoning and planning changes as essential in changing the character of the ward, but past experience has shown that zoning itself is no guarantee of or substitute for stability.

Zoning by itself cannot create stability in a changing area, nor can it reverse trends which are based on economics. They are looking toward other alternatives to preserve the area as mixed.

The Madison Tenant Union (MTU) has had a working relationship with Wil-Mar Neighborhood Center for about a year. Initially, the program at Wil-Mar involved a listing service of apartments for rent and homes for sale, plus a grievance program for tenants.

However, in the past weeks MTU and Wil-Mar have considered expanding the program to include such tactics and services as lobbying, legal actions, and resistance to speculation, rent increases and evictions. MTU has already approved the program, but no action has been taken by Wil-Mar due to budget-related problems at the center.

If the neighborhood doesn't present a united front of opposition to the forces closing in on the area (speculators, University dorm vacancies, state office complex, a proposed luxury motel on Williamson, etc.), it will be difficult to preserve any of the attributes which have made Marquette attractive since early in the century.

STUDENTS WHO LIVE in the area must participate in the struggle to regain control of the area, since they play such a crucial role in the area's future. In the past this kind of participation has not taken place, but student population has climbed astronomically. As a result, Wil-Mar, MTU, and MNA have taken the position of discouraging students from moving into the area unless they intend to take an active role in the community.

Marquette will remain a mixed-residential community only if the student population can begin to exert control over the landlords who move them around at will and charge whatever rent they can get, and only if all residents of the area unite in defense of our community. If not, the painful process of erosion will continue to destroy a very livable neighborhood.

The Daily Cardinal Action Ads

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PAD ADS

MTU tells the story

Your landlord, his money and you

By JEFF KANDEL
and FRED SHULTZ

There are several elements which make up the profit a landlord takes from buildings he owns. The first is the monthly income or cash flow, which consists of the amount he collects in rent minus what he pays out for mortgages, insurance, utilities, maintenance, etc. This is what is commonly thought of as a landlord's profit, but usually it is only a small portion of his total real profits.

The major part of profit comes in the form of equity. Consider the following example: a landlord decides to buy a house for \$20,000. He pays about 25-30 per cent (\$5000) as a downpayment and borrows the rest from a bank, using the house as collateral. This is the traditional means of purchase, using a mortgage (the money borrowed from the bank). Therefore, his initial equity in the house is \$5000.

As he pays back his loan from the bank, his equity grows. If he has repaid \$10,000 of the loan, his equity in the house is \$15,000. Eventually, he will have clear title to the house, i.e. he will have paid off the mortgage, and his equity will be \$20,000. In general, equity is closely related to cash, in that it can be turned into cash by selling the property.

So consider the case where tenants are paying \$200 rent, of which \$100 is used by the owner to make mortgage payments. That \$100 buys equity for the landlord so essentially it goes into his pocket (interest payments complicate this somewhat, but don't affect the basic economics involved). The inherent inequality of the landlord-tenant relationship is embodied in the concept of equity. When the landlord above sells the \$20,000 house, he received the full

\$20,000 purchase price back, plus the extra amount in price due to speculative inflation. However, of the \$20,000 plus that the landlord receives, only \$5,000 of that was originally paid by him. The other \$15,000 was paid from the tenants' rent, but in the name of the landlord.

ALTHOUGH TENANTS' made 75 per cent of the payments on the house, we get nothing when the house is sold. (When you pay for a car, you get the car, but when you pay for a house, the landlord gets it.)

Another source of profit mentioned in the preceding paragraph is the difference between what a landlord paid for a house and what he sells it for—capital gain. Theoretically and for tax purposes, all landlords claim that their properties are depreciating and becoming worth less each year. In truth, this is completely false for rental property near downtown—the income potential for the most run-down houses is rising and not falling. The other factor making this false is that most purchasers near campus and the Square are concerned more with the speculative nature of land, i.e., its future use. Land is the larger component of purchase price than building and the value of land downtown is rising astronomically, rather than falling as landlord's tax returns would have us believe.

When buying property, the landlord must make some downpayment from his own money. Ordinarily, this would be 25-40 per cent under standard mortgage purchase. However, there is another way which is used in about 1/3 to 1/2 of the purchases in the Mifflin and Square areas and that is the land contract. There is no minimum down payment (the usual is around 10 per cent),

so the speculator's desire to stretch his own money as far as possible is served by this means of purchase. For the same amount of cash, the speculator can buy three times as many buildings on land contract as on mortgage, if he can find sellers.

For the seller, land contracts are not such a good deal. A building sold on mortgage will give the seller the full price immediately, while on land contract he receives only the downpayment at the time of purchase and gets the rest in installments. To offset these aspects, the speculator will usually offer a higher price and offer to pay the full price in a short time (5 years usually, as opposed to 20 years for repaying bank mortgages), and at high interest. The landlord can afford to do this because he can raise rents to a high level to cover the cost of his speculation.

CONSIDER THE specific case of Phil Engen, president of Be-Enco Investments, the object of a year-long MTU rent strike. At the time the strike began, Be-Enco owned eleven buildings near the campus (as a result of the strike and other factors, the company now owns only five). According to Engen, Be-Enco had invested a total of \$75,000 in the buildings (the investment being the down payments). This investment had bought them \$882,000 worth of real estate, so their average down payment was only about 8.5 per cent (all purchases were

on land contract). However, at the time of the strike, Be-Enco's equity had grown from \$75,000 to over \$250,000. Only one of the buildings had been owned by them before 1965, so in less than five years Be-Enco had more than tripled its investment, which is great for their business but grossly exploitative of the tenants who gave them the additional \$175,000. Be-Enco's cash flow each year is seldom more than a few thousand dollars—their principle source of profit is equity.

In light of this, the question of a "fair rent" becomes more complex than simple cash flow. The standard of rent enforced by the current economic structure is "all the market will bear." A slight improvement on this is the idea of a fair return on investment, i.e. a certain percentage profit (e.g., 6 per cent for New York landlords under rent control). However this does not at all get around the inequity of a landlord converting a small initial investment into a virtual empire at the expense of tenants and neighborhoods. The idea of a fair return has built into it the fact that those who have the money to invest have the "right" to get richer and to control homes and entire neighborhoods. Not only do the rich get richer, but the poor have to work to survive while the rich collect equity. Fair rent must be geared to two things: equity for the people paying rent in the buildings and a fair wage to the landlord for actual work he does in managing and maintaining the buildings.

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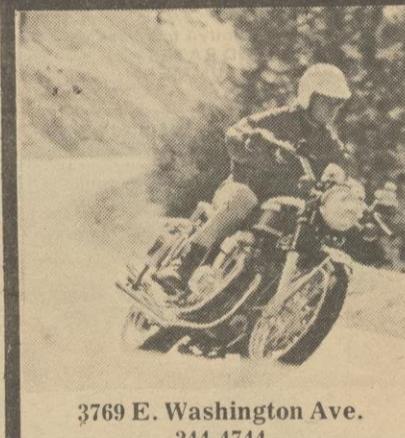
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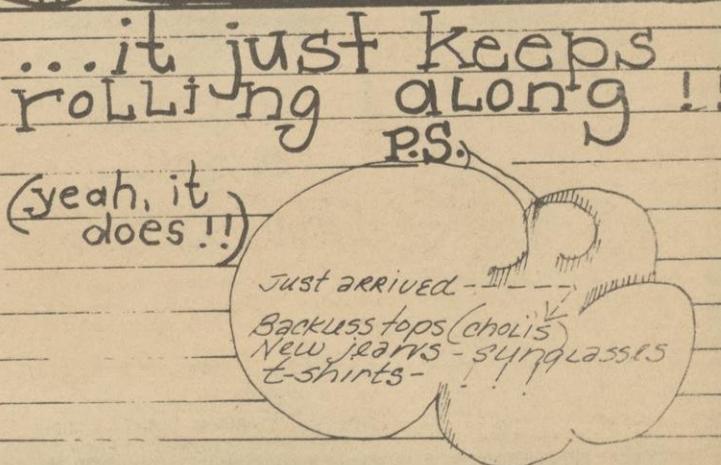
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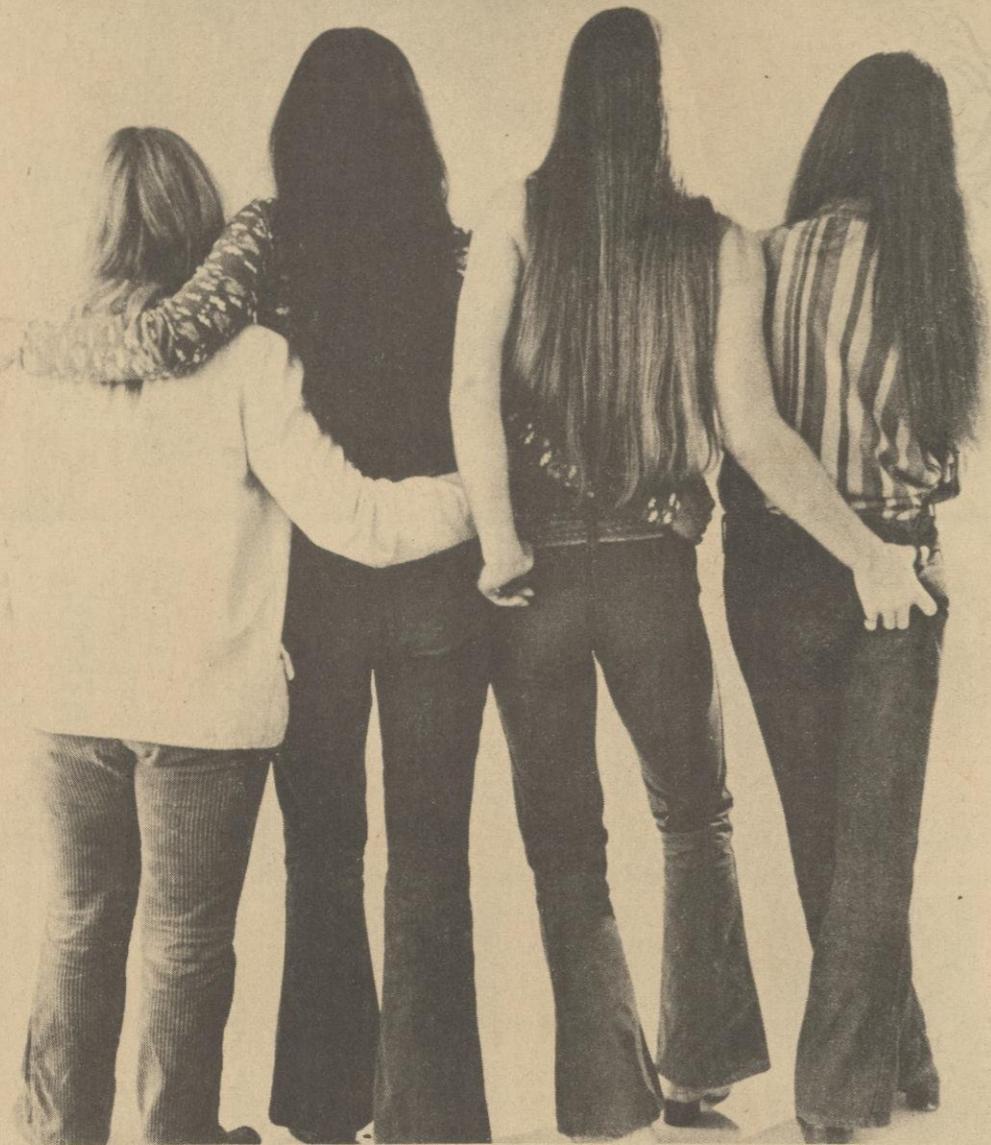
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