



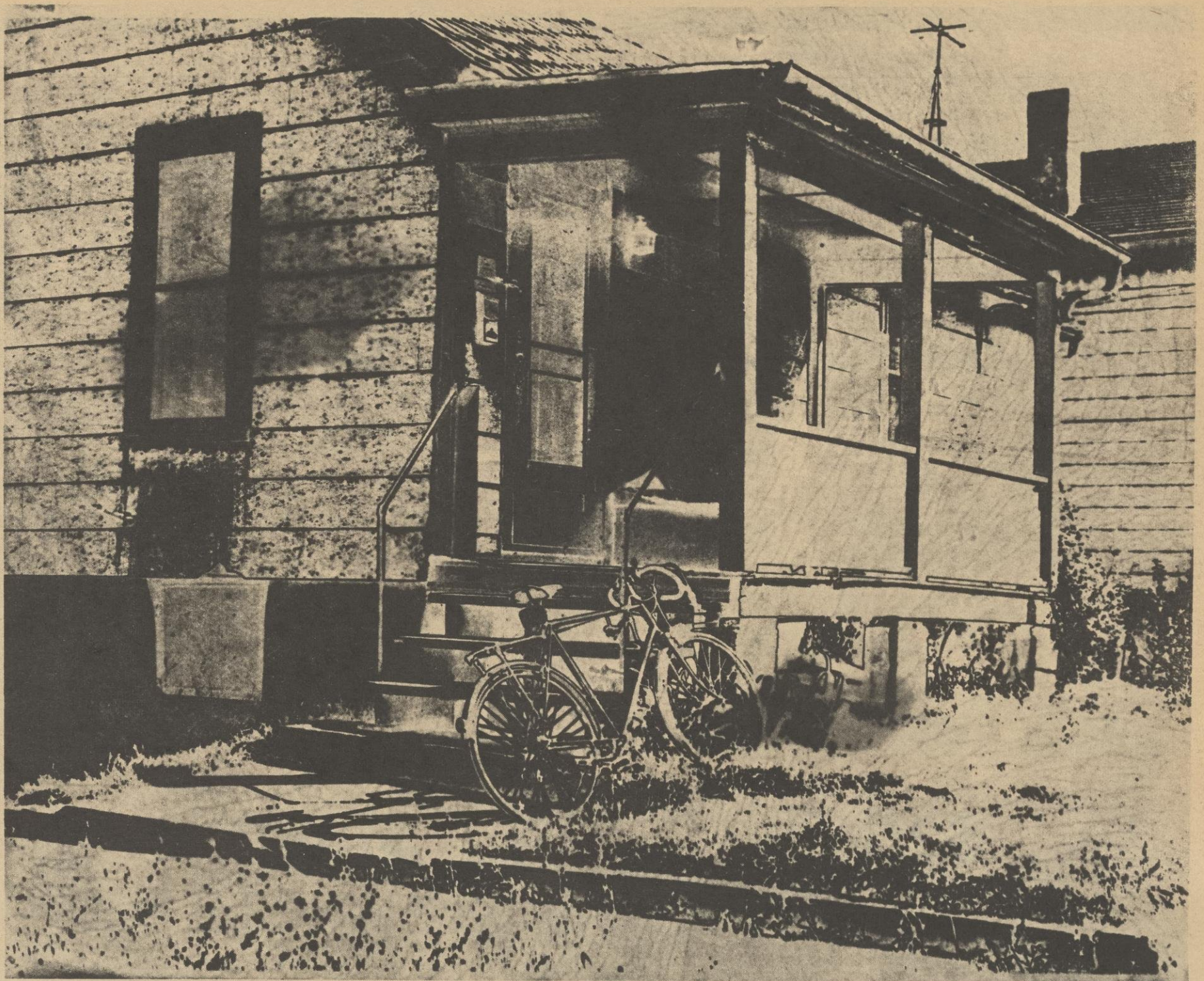
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Relax--we know All about it!

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.

Open up this issue and read. We will tell you where to find an apartment. We will tell you how to get an apartment, what to look for and what to watch out for.

Living in Madison can assume many forms depending on your interests and contacts. Together with the Madison Tenant Union the Cardinal offers you some alternatives and information about them.

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

leasing arrangement? Under the present system almost no good leasing arrangements are available although one Madison landlord, Central Properties (which is managed by Landmark Management) has signed a collective bargaining agreement with MTU and uses the MTU lease.

Leasing is an arrangement where the owner of a property allows another person the conditional use of that property for compensation. The conditions are set down in a written lease or, a statutory lease which applies where there is only an oral contract.

An oral contract binds both parties on a month to month basis. Each party has the right to terminate the lease with thirty days notice on the beginning of a rent paying period. Likewise, the landlord can raise the rent if he gives 30 day notice. He can, in an oral contract, raise rent or terminate the lease, with proper notice, for any reason.

In theory, the purpose of a lease is to protect both parties. Unless you really need the mobility of a month to month lease a written lease is probably preferable. It assures that you will have a place to live for the entire term of the lease and will not be able to raise your rent during the lease period. If you ever intend to rent strike or to pressure your landlord.

It is essential that you have a

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

cleaning, and whether brooms, vacuum cleaners, etc. are provided, as they should be. Garage facilities are the responsibility of the landlord. Check for laundry facilities; they occasionally come in handy.

Provide for adequate notice before landlord (or anyone else) can enter to inspect or repair the apartment. Many leases forbid alterations of the unit, hanging of pictures, etc. Settle this first with the landlord. Try to eliminate restrictions on the number of tenants able to live in the apartment, though not many landlords will grant this. Also check for restrictions on pets, music, typewriters use, smoking, and all other basic processes.

All tenants are urged to familiarize themselves with landlord tenant laws. Keep a copy of all transactions with the landlord in writing. Legal aid and a summary of the minimum housing code, are available from the Tenant Union. Contact the MTU before signing any lease, and immediately should any problem arise.

THE TIME IS RIPE
SEE PAGE 20

THE
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No phone, no pool, no pets
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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 co-ops 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 DRETZKA
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 beligerant 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 harassment 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 sium 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 cannisters 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 harassment, 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 motor cycle 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.

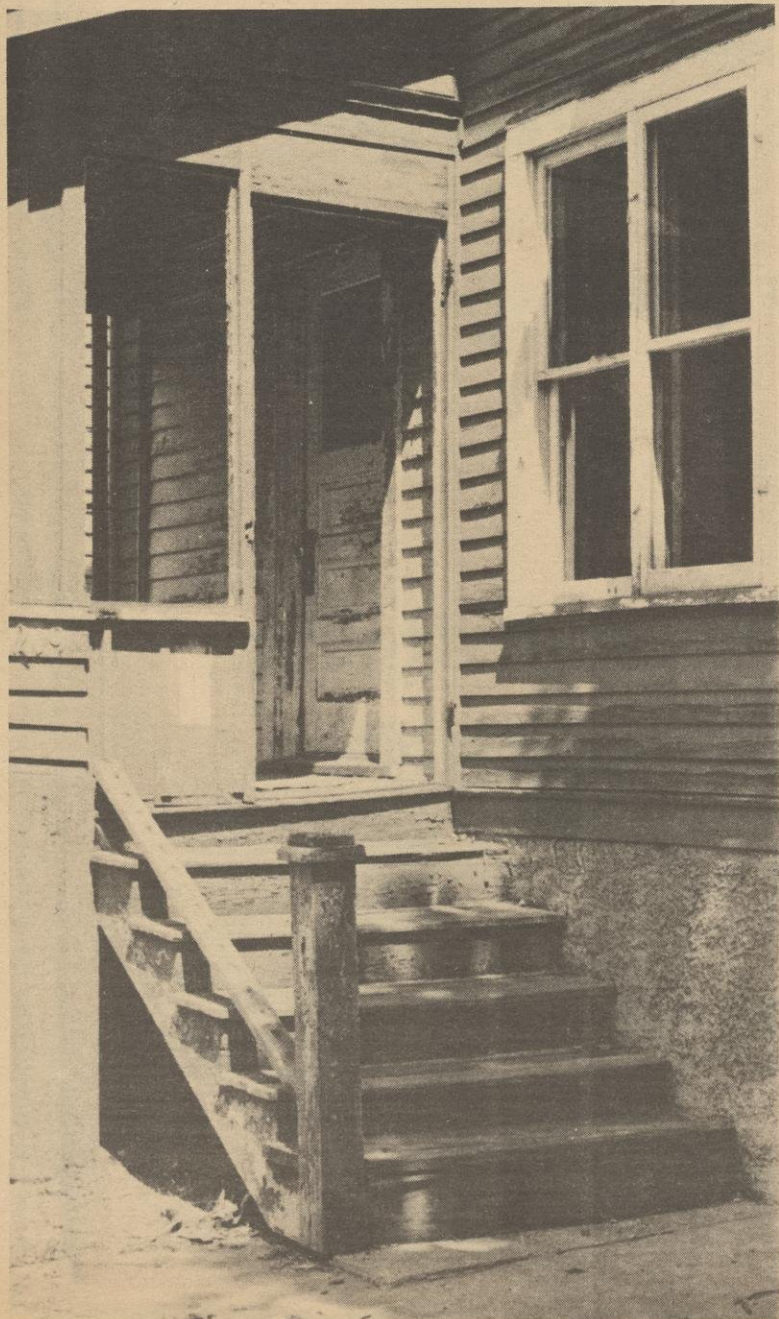
The City Council recently approved the concept of either rehabilitating or tearing down 212 to 350 homes and replacing them by up to 900 dwelling units. Also, a Howard Johnson's motel is planned for W. Johnson and N. Bassett, with two zoning changes that would prevent such a motel up for a public hearing 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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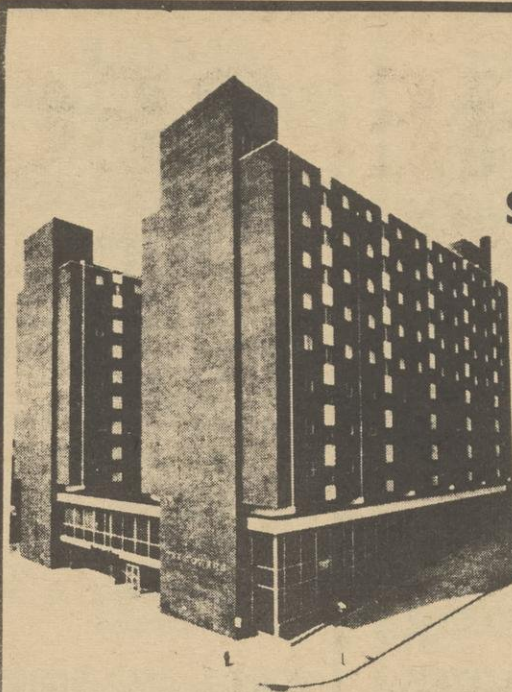
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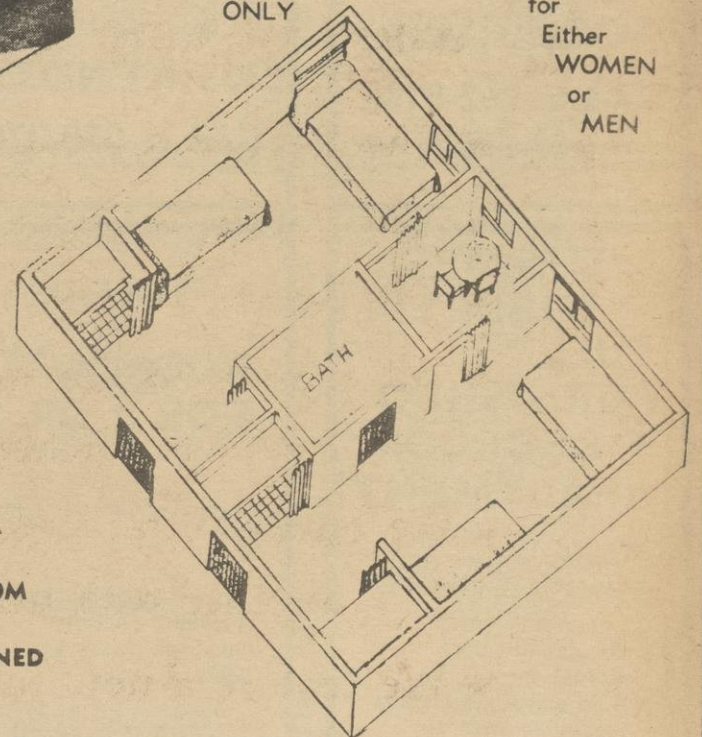
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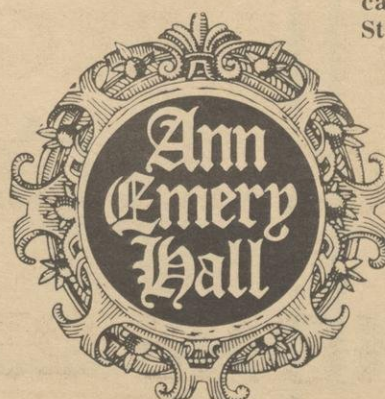
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1-6 people needed
for huge 4 bedrm apt.

- near lake, union
- laundry room
- garbage disposal
- 2 sinks in bath
- rent negotiable
- best on campus!

CALL 255-9954
615 N. Henry #1

22

**2 GIRLS
Needed for
Large 5 bedroom**

- great location-North Henry St.
- own bedroom
- year lease-maybe sublet for summer
- fireplace
- 2 bathrooms
- best feature: good people

CALL 257-7500

23

1 or 2
BEDROOMS OPEN
FOR SUMMER

IN LARGE 3-bedroom
(Bottom floor of
house)

CHEAP

OPTION FOR FALL

CALL 238-2525

Between 5 & 7

24

**SUMMER
SUBLET**

1 Bedroom Apt.
1 Block fr.
Union South

Air-conditioned

Panelled

Garbage Disposal

Laundry Room

Storage Facilities

CALL 256-8553

25

DIG THIS!

Roomy
4 Bedroom
Apartment

Summer
for 4 or 5 females

Excellent Location
2 porches
garbage disposal
large kitchen
back yard

Rent Negotiable

CALL 257-2792

or

Drop by 416 W. Johnson
3rd floor

26

**SUMMER
SUBLET**

Large
three bedroom
apartment
for 3/4

\$240 (negotiable)

- parking
- on campus
- near coop
- TWO SUNPORCHES

fully furnished
519 1/2 W. Mifflin St.

CALL 251-8761

betw/ 5-10 p.m.

27

**Entire top &
2nd floor
in house**

3-4 PEOPLE

2 LARGE BEDROOMS

EXCELLENT
LOCATION

2 blocks to square
6 blocks to campus
1 1/2 blocks to lake & park

Available June-Aug.
\$190

CALL: 256-2187

28

**Sublet for
Summer**

1 bdrm.
for 2 people

Modern, furnished
Near campus,
square, park

rent negotiable

Call Naomi
251-2517 or
Sue 255-9957

29

**Efficiency
Apt.**

FOR 1

Kitchen-bath
laundry facilities

522 N. Pinckney
By the lake

June-July-Aug
\$100/mo.

CALL 255-6362

30

**Third Floor
of House
2 BEDROOMS
FOR 2-3**

women only
one block to grocery
lg. 3rd floor porch

AVAILABLE
SUMMER
Mostly
furnished

CALL 251-3645
after 5 p.m.

31

**ENTIRE
HOUSE
CHEAP**

3 Bedroom

sleeps 3-5
semi-furnished

**1/2 Block of
University
near**

McDonald's
725 EUGENIA
CALL 238-0792
Anytime

32

**UNIVERSITY
AVE.
ONE
BEDROOM**

6 BLOCKS
to CAMPUS

Quiet, spacious
4 rms.
June 15-Aug. 31
Unfurnished—stove,
refrig. or with some
furniture

Rent Negotiable

CALL Connie
or Dave
231-1075 p.m.

33

**SUMMER
SUBLET
1 BEDROOM
APT.**

Brittingham Pk. and
Beach
Ideal for Couple
— Parking
— Washer/dryer free
— Garbage disposal
— Basement

BARGAIN

CALL EVES.
256-1227

34

**A WHOLE
HOUSE
For This
Summer**

- On Frances Street
- Two floors
- Three Bedrooms
- Two Baths
- Fully Carpeted
- Driveway
- Two Phones
- 1/3 Regular Rent

CALL 251-6649

35

**HAWTHORNE
CT.**

4 Bedrooms
4 Girls

Big Dr.,
big Lr.,
big kitchen.

SUMMER
SUBLET

1/2 blk. from State St.
2 blk. from lake

CALL 262-5720
262-5719

36

**SUMMER
SUBLET**

Modern, furnished
2 Bedroom Apt.
for 3-4 People

air-conditioned,
1 1/2 baths,
storage facilities
8 blocks from
hospital

RENT
NEGOTIABLE

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

COWBOYS HEADING WEST

MUST SUBLET

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

SECOND FLOOR
417 W. JOHNSON

\$90 MO.

2 BEDROOMS
KITCHEN, BATH
PARKING AVAILABLE
SUMMER ONLY
SUBLET

**CALL MIRIAM
251-5478**

46

NEED 1 GRAD

own 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

FAROUT APARTMENT

NEAR TO CAMPUS
AND SQUARE
Summer Sublet
June 15-August 31
Four People
Price Negotiable
Amiable Landlord

CALL 255-7347

Drop by 336 W. Doty #1

48

UNIQUE EFFICIENCY

Cozy L-shaped room
Full kitchen
and bathroom
S. HAMILTON
1 blk. from cap.
\$87.50
Available May-Aug.

CALL 251-9484

49

UNFURNISHED
3 BEDROOM
APARTMENT

- living room
- dining room
- kitchen
- sun room

Available mid-June
through August
Heat and hot water
included in rent
MAKE AN OFFER
916 E. GORHAM

**PLEASE CALL
251-4490**

Ask for D.J.

50

Modern one bedroom

- ON 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 SUBLET

3-4 PEOPLE CHEAP

lg. porch & barbeque
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 Apartment

1 blk. from Lake Monona
air conditioning
carpets parking
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 SUBLET

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 BEDROOM

APARTMENT
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 males

TO 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

61

Apartment For Men

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

255-3918

62

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

63

Summer Sublet

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

Price Negotiable

Call: 251-9403

64

COMFY Fully Furnished

1 LARGE BEDROOM
Summer Sublet
Option for Fall
Just off Square

F.F.O.

Nice Neighbors

Call: 251-9533

65

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

66

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

67

GREAT APT. For 3 or 4

(summer)

Excellent Location

Hawthorne Court
across
from
Lake St. Ramp

Rent Extremely Cheap

utilities included

Call: 257-0701
ext. 220

68

LARGE 4 Bedroom Apt.

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

Call: 251-4884

419 W. Wilson

69

ONE WOMAN TO LIVE WITH TWO

— own room
— \$70/month
— parking

near campus
Laundry, grocery

Call: 255-5759

around suppertime

70

ROOMS! MEN! Summer

Singles & Doubles

ON CAMPUS

619 N. Lake St.

reasonable!

Call: 255-0324

or see Mark Johnson
at the above address

71

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

72

"THE FRANCES" 215 N. Frances St.

Across from Witte & Ogg
2 B.R. Apts. \$170/mo.
1 B.R. Apts. \$158/mo.
& Singles \$86/mo.

RENTING FOR
JUNE & SEPT.
Special Summer Rates
Choice Floor
Locations
AVAILABLE NOW
For Your Viewing
Models Open 1 p.m.
8 p.m.

256-7821
256-8863
255-2338

73

ENTIRE SECOND FLOOR of House

2 Bedroom Apt.
completely furnished

walking distance
to
Campus/Downtown

251-3358

Available June 1st
SUMMER/FALL
Rent Negotiable
and
Super Reasonable

74

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)

75

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.

76

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

77

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

78

MODERN 2 BEDROOM

For 2, Near Campus
SUMMER SUBLET
at
THE FRANCES

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

251-4538

79

EFFICIENCY

for 1

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

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

Call: 256-8891

80

**4 BEDROOM
APT.**

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

81

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)

82

**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.)

GROVES COOP
102 E. GORHAM

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 No. 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

96

**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

97

Summer Sublet

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

262-6271

CALL LARRY OR PAUL

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.

2302
University
Avenue

238-8966

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 con-
ditioned, 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

105

URGENT Summer Sublet

Near Campus
hospital, grocery
etc.
Air Conditioning
Price Negotiable

Call:

Days - 263-2289

Evenings -
231-1095

106

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.

108

Randall COURT HOUSE

(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

109

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

110

VILAS PARK 2 Bedrooms

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

Campus 10 blks.

Call: 256-6002

111

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

115

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

116

**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 College 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 apart-
ments

\$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 Vicky

147

3 BEDROOM

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

CALL 251-6233

148

Air con- ditioned

4 bedroom

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

CALL 255-1967

149

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

150

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

**Apartment
For 4**

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

**Call 255-4470
or 251-8634**

154

**Fantastic
Summer
Sublet**

3 bedroom
furnished
great location
VERY cheap

**Call 257-0701
ext. 296**

155

**SUMMER
SUBLET**

FULLY FURNISHED
APARTMENT

NEAR CAMPUS
2 BEDROOM (4 people)
2 BATHS
AIR CONDITIONED
SWIMMING POOL
DISH WASHER
LAUNDRY ROOM
RENT NEGOTIABLE

CALL 238-8091

156

**Summer
Sublet****6 BEDROOM
HOUSE**

\$40/month
Own room
Near campus
Females

CALL 257-3434

or visit 148 W. GORHAM

157

**3 BEDROOM
HOUSE**

- Summer Sublet
- Fall Option
- Large fenced yard
- Garage
- Pets okay
- Park & Olin

\$165/mo (?)

**CALL 256-0735
Bob or Becky**

158

**Girl Needed
to Share**

Spacious
2 bedroom house
Excellent location
Available June-August

Call 251-4429

159

Two Available Now
Two Available Sept.

4 APTS.

- Furnished
- Utilities Included
- Parking
- Close to Campus
- \$160 Month
- Yearly Lease
- 1 Bedroom, Kitchen, Living Room, Bath, Washer & Dryer in Utility Rm. Call Ed Lump—257-2187



1421 Regent St.—
One Block East
of Camp Randall

160

**Colonial
Heights
Apartments**

620 W. BADGER RD.

- Renting for June & Sept.
- Summer leases
 - Attractive 1 bedroom furnished
 - Air conditioning
 - Washing facilities
 - Pool, tennis courts and spacious grounds
 - Direct busline to campus
 - Free parking

257-0088

161

**UNIVERSITY
GABLES**

2121 Univ.
Ave.

Now Renting for Summer & Fall Terms.

Now Renting for Summer & Fall Terms.
Very attractive units for 2-4 persons. Fully furnished & carpeted. Includes dishwasher & open-beamed ceilings. \$55.00 - \$95.00 per person. NO PETS. See resident manager in apartment 10, or call

233-3375
255-5166
for appointment

162

**4 people
Summer
Sublet**

ENTIRE 2nd FLOOR
Furnished
Rent negotiable
Hospital area
144 N. BREESE TER.

**CALL 262-5065
262-5059**

163

**Summer
Sublet**

Near campus
Furnished Studio
Air conditioned
\$70 or best offer
Drop by #104
212 MARION or

**PHONE
251-9097**

164

**SUMMER
SUBLET**

ENTIRE SECOND FLOOR
AND ATTIC
3-4 PEOPLE

3 Bedrooms
Parking facilities
Close to engineering campus,
hospital
Rent — negotiable
14 S. ORCHARD ST.
APT. 3

Call 255-4630

165

1-2 GUYS

TO LIVE WITH
ONE OTHER
FOR SUMMER

- Air conditioned
 - 10 minutes from campus
 - Large furnished Apt.
- LOW RENT
(negotiable)
1315 SPRING ST.
Apt. 2107

Call: 251-8142

166

**Summer
Sublet**

FURNISHED
Entire top floor
Good layout
Four Bedrooms
Huge Living Room
Near corner-Gilman & Wisconsin
Good Summer Location

(near lake & within
walking distance of
campus)

Call:

251-6101 Howie or Dean
256-7908 Rick

167

GRAD COUPLE or
WORKING PEOPLE:

1 bed. furn.,
shower,
garage,
garden
Summer and/or fall

\$145—Spaight St.
Bus

CALL 256-8974

8-10 evenings

168

Spacey, Fully Furnished

**4 Bedroom
HOUSE**

for summer

- near campus
- includes: living room, dining room, 1 1/2 baths, lg. kitchen, front porch, and backyard.
- off-street parking for 2 \$200/month (will negotiate)

**CALL 262-9075
or 262-9047**

169

**Summer
Sublet**

JUNE—AUGUST
2 Bedroom Apt.
3 Blocks from Humanities
Across from Lake Monona
Entire 1st floor of house
RENT NEGOTIABLE

**Call 262-9043
or 262-9044**

170

**1 Bedroom
Apartment**

"WITH CHARACTER"

Spacious kitchen and living room
Ideal for a couple
Beautiful location
E. Gilman area
Call after 4:30

251-6541

171

**3 BEDROOM
HOUSE**

CHANDLER STREET
(near Vilas)

Kitchen, pantry
lounging and living
rooms
Porch and Balcony
Refurnished in May

**251-6183
255-9531**
summer sublet

172

**2 Bedroom
Apartment**

1st Floor of House
MOUND STREET
Spacious Kitchen
Living Room
BIG FRONT PORCH
GREEN GRASS
AND
TREES

255-9531
summer sublet

173

4 BEDROOMS

Sleeps 4-5
Air-conditioned
Front porch
Parking
Rent negotiable
Gilman-Henry area

CALL 251-2839
251-3276

174

**4 PEOPLE
APARTMENT**

3 BEDROOMS
AVAILABLE JUNE
MIFFLIN ST.

CALL 255-3438

175

**GIRLS'
ROOMS**

Laundry Facilities
Off-Street Parking
Air-conditioned
Meal contract available
Luxurious living
Singles, doubles available
2 blocks from Library
201 LANGDON

CALL 251-3769
or 256-4623

176

**Summer
sublet:**

1 BEDROOM
FURNISHED APT.
June 13-August
Good location
\$115/mo. (util. incl.)
14 S. ORCHARD
APT. 1

call or come
256-6547

177

**3 MEN
NEEDED**

For 4-bedroom apt
Large living room
Large kitchen
Close to campus
Available June-August

CALL 262-6606
or 262-6741

178

SHARE BEAUTIFUL
MODERN HOUSE ON
LAKE MONONA
June 13-July 15

Own room
T.V.
Boat
Water skiing
Canoeing
Swimming
Give yourself
a vacation!
CHEAP!

CALL 221-0613

179

Rooms for Women

**VILLA
MARIA**

Very large singles,
doubles & suites
— 3 meals daily
— Sunday brunch
— 24 hour visitation
— private pier on lake
— laundry facilities
— maid service
— several w/private bath
Available for summer
and fall
615 Howard Place

CALL 255-4006

180

**3 BEDROOM
3 - 4 PEOPLE**

Dayton & Bassett
Price Negotiable

Interested?

Call: 251-8706

181

a sunny, roomy,
2 porched, many
Windowed, tree
surrounded, wooden
floored, laundry
equipped,
big kitchen
warm, nice
esthetically
exciting and
emotionally
comforting

HOME

for 3, 4, or 5
June - Aug.

454 N. Washington

Call: 251-4129

182

**Summer
Sublet**

LARGE, BRIGHT
3 BEDROOM
sleeps 4-5
living - dining rms
kitchen, storage rm
utilities incl.

1 blk from lake,
2 blks from Square
15 min. from Campus

Call: 251-4369
After five

128 E. Johnson

183

**Summer
Sublet
SPACIOUS
4 BEDROOM APT.**

Large Living Rm
and Kitchen
500 Block
of
W. Washington

CHEAP
Call: 257-3198

Ask for Ralph

184

**EFFICIENCY
With Balcony
for**

W. GILMAN
Summer

completely
furnished
kitchen & bath
cheap parking
rent
negotiable

Call: 251-8790
evenings best

185

**2 BEDROOM
UPPER FLAT**

EXCELLENT
LOCATION

1 Block to Lake
814 Jenifer St.

Call: 251-3901
Craig

186

**2 - FLOOR
HOUSE**

For 1 - 5 People
Has: 5 Bedrooms
2 baths,
basement
large living room
2 car parking
space
GREAT
Campus
Location
across from Witte

Call: 251-5691
256-4578

187

2 - 3 GIRLS

— 2 bedroom
— 29 LANGDON
— air-conditioned
— furnished
— spacious
— parking
PRICE NEGOTIABLE

Call: 251-4996
**EXCELLENT
LANDLORDS**

188

**6 BEDROOM
APARTMENT
COMPLEX**

or 1, 2, 4 man
apartment
All For
Summer sublet

— air conditioned
— t.v.
— bar
— parking
Hospital
Engineering
Area

Call: 238-4052

189

**Summer
Sublet
HOUSE ON
W. DAYTON**

NEEDS
2 girls
to
SHARE
with 2
OWN ROOM

Call: 255-5688

190

**1 - 2 PEOPLE
NEEDED TO
SHARE**

2 BEDROOM
Apt. with 1
SUMMER SUBLET

— air conditioned
— dish washer
Excellent
Location
Rent
Negotiable

Call: 255-6188

191

**SPACIOUS
Summer
Sublet**

539 W. Mifflin

— 3 bedrooms
— living room
— bathroom
— fully carpeted
— for 2 to 4
people

PRICE:
200 to 220/mo.

Negotiable

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192

**FURNISHED
APTS.**

LANGDON-CARROLL
Summer 1-4. Fall 3 persons.
Large rooms in old stone
house.

STADIUM
Large efficiency for 1 or 2.
Yearly lease from June 15.

Call: 233-3570

193

**AIR
CONDITIONED**

2 BEDROOM
APTS.
— swimming pool
— sun deck
REDUCED RATES

**SINGLES
ACT NOW!**
THE SAXONY

305 N. Frances St

Call: 257-4283
or 251-6139

194

**GREENBUSH
APTS.**

104 S. Brooks

Call: 256-5010
SCHOOL

**YEAR
LEASES**

2 bedrooms for 4
\$650 each
1 bedrooms for 2
or 3
\$650 to \$850 each
— Furnished
— Air conditioned
— Carpeted
— Pool
5 blocks to Chem Bldg.
Showing daily 1 to 4
REDUCED RATES
FOR THE SUMMER

195

- Tennis courts
- Swimming Pool
- Exercise Room
- Saunas
- A Complete Groove
Center with restaurant
and lounge

**RIDGEWOOD
TRACE**

300 Fish Hatchery Rd.

271-5955

196

**MULLINS
APARTMENTS**

STUDIOS
1 - 2 - 3 - 4 Bedrooms
Great
Locations
Varied Prices
and
Facilities

SUMMER

Specials from
\$55.00

FALL

Openings from
\$85.00

Call: 255-2338

197

**LET US FIND WHAT
YOU NEED IN
APARTMENTS & HOMES
AT
HOME-LOCATORS**

1118 SOUTH PARK ST.

FEE \$20.00

608/257-1516

198

205

**LARGE
3 BEDROOM**

first floor
Apt. A
114 E. Johnson St.
Spacious, large
living room
Nice Kitchen
Room
for storage
\$210
\$70 per person
if 3
\$52.50 per person
if 4
(or best offer)
AVAILABLE
June 16

CALL: Randee - 251-2092
or Lin - 251-4845

201

**BARGAIN
SUBLET**

Luxury 2 bedroom apart-
ment. Forced to give at
sacrifice. Fully carpeted,
beautifully furnished with
balcony, appliances, pool, and
free parking. Near Park St.
and Beltline.
Call: 6 - 9 p.m.

Call: 271-9775

202

**4 BEDROOM
HOUSE
(for 4 or 7)**

SUMMER SUBLET
314 S. Orchard
— air conditioning
— 2 car garage
— basement

Call: 262-8476
or
262-8542

206

**1 - 5
STUDENTS
Summer
Sublet**

- air conditioning
- garbage disposal
- hospital area
- 7 min. to Bascom
- 4 min. to Engineering
- 3 big bedrooms

LOW PRICE

Call: 238-8129

207

**1/2 Blk. From
lake**

4 Bedroom Apt.
WE NEED
1 - 3 people
to
share with
2 others
RENT
\$40 - \$65/mo.

**Summer
Sublet**

Avail. June 1
Avail. for FALL

Call: 251-2487

143 N. Hancock
upstairs

208

**AIR
CONDITIONED
Summer
Sublet**

LARGE
BATHROOM
Excellent
Location
2 - 3 people
hospital area
PRICE VERY
REASONABLE

Call: 251-6853

209

**3 BEDROOM
Apartment****SECOND FLOOR**

- 834 E. Gorham
- Air conditioned
- 2 medium sized
one large sized
bedroom
- PORCH
- June 1 or later

Call: 256-7484
or stop by

210

NOSTALGIC

QUAINT STUDENT
DWELLING
with
COMFORTS OF
HOME

- Electricity
- Toilet
- Refrigerator
- Beds
- Lush Lawn
- 2 lg. brms for 4
- Expansive living
room
- water

111 N. BASSETT, #2

Call: 251-3162

211

**2 BEDROOM
Town House
Next to
VILAS PARK**

Spacious summer sublet

4 - 5 people
Garage and Basement
Free Washing Machine
\$170/mo
(negotiable)
Furnished
With Utilities

Great summer location -
tennis, baseball, basketball,
picnicking, zoo and beach 1
block away.

Call: 251-8648

635 S. Orchard St.

212

DON'T BE CONFUSED ABOUT THE ISSUES!



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ADDRESS.....

CITY.....STATE.....ZIP.....

**Summer Subscription \$1.50
2 DAYS PER WEEK
During Summer Session**

BUSINESS OPPORTUNITIES
Make \$50 - \$150 A Day
striping parking lots.
Amazing new invention,
\$80 total equipment cost.
Write: Dept G
Fox Valley Marking
Route 59, Bartlett, Ill. OR CALL:
(312) 837-8855 or (312) 837-6495

Alain Resnais/
LA GUERRE



EST FINIE
With Yves Montand
Monday, May 10 \$1

B-10 Commerce 8:15 & 10:30

Lake St. Station
RECORDS
OPEN 10 to 10 DAILY
PIPES • CANDLES
INCENSE • POSTERS
NEWSPAPERS & SHIT
575 N. LAKE

Summer Sublet

120 N. Orchard
(1/2 block from
UNION SOUTH)

- Cheap Rent (negotiable)
- 4 bedrooms
- Large living and dining rooms
- Large kitchen
- Individual renters Welcome

Call: 238-4852
or
262-4100

218

Summer Sublet HOUSE

1207 VILAS

- 5 Bedrooms
- 2 Porches
- 1 Block from VILAS PARK
- Very Negotiable

Call: 262-9151

219

LARGE FULLY FURNISHED

- 4 BEDROOM NEAR CAMPUS
- recently renovated
- 2nd & 3rd floors
- 2 porches - 1 screened
- parking

Completely
Designed With
Your Mind
In
Mind

\$180/mo.
526 W. Dayton
Call: 255-6227

213

2 LUNATICS (female), need

2 MORE CRAZIES

to share
spacious flat
in hospital area
FOR SUMMER

31 N. Mills
Call: 256-4634

214

Summer Sublet

2 BEDROOM APT.
for 4
large living and
dining room, also
basement for
storage
2 Blocks from
Stadium - 1712 Van Hise

Call: 262-7706
262-7708
or
262-7720

215

WANTED: Unfurnished Apartment

for 1 male
grad student

For Fall

Call: 256-3225
or
233-5591

216

Summer Sublet

- 4 persons
- Cheap rent (utilities included)
- Large kitchen and living room
- with fireplace
- Basement
- Near Stadium at 144 Breese Terrace

Call: 262-4101
or
262-4099
or
262-4093

217

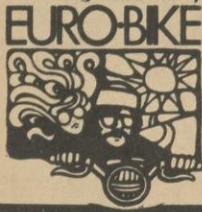
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IF YOU PICK IT UP

	Restaurant	Pick-up
12" Sausage Pizza	2.60	1.30
Spaghetti	1.50	.75
Submarine Sand.	1.00	.50
Lasagna	2.00	1.00

GIUSEPPE'S PIZZA PARLOR2150 E. WASHINGTON AVE.
244-5510**TRI-STATE ART EXPO**May 16, 8 a.m. to 5 p.m., Whitewater, Wis.
High School Campus GroundsCome see!
Come watch!Come Hear!
Come buy!**Demonstrations and Exhibits:**Macrame
Painting
Water Colors
WeavingMetal Sculpture
Silversmithing
Woodworking
Flower arranging
SculptureJewelry-making
Photography
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And many others**DISCOVER EUROPE ON A BIKE**

Travel the fastest, easiest, and most exciting way—by Euro-Bike. Euro-Bike offers you a new tax free motorcycle of dune buggy, completely licensed, registered, and insured, plus air shipment for your bike back to the U.S. Euro-Bike can even arrange economy jet travel between New York and London.

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(202) 347-0766 Area Agent Needed

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If you moved to Ridgewood
Trace Apartments you'd
never want to leave home.

And no wonder — with tennis
courts, swimming pool,
exercise rooms, saunas and
a complete groove center
with restaurant and lounge.

Summer and Fall Leases Available

**RIDGEWOOD
TRACE**

3000 Fish Hatchery Road

Phone: 271-5955

**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 your 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.

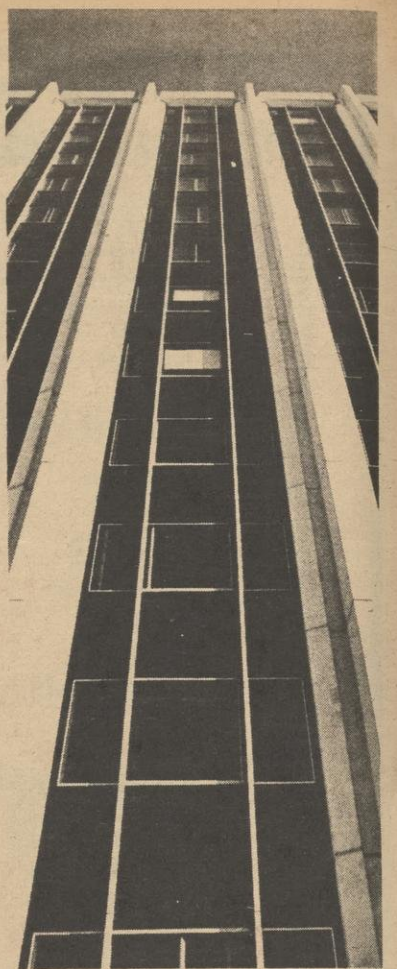
The pastoral surroundings of the lakeshore dorms and the big city traffic of the southeast side of campus seem to influence the students in different ways. The passivity of the lake seems to have a calming effect on the students where as the constant activity on Johnson Street and the highrise structure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

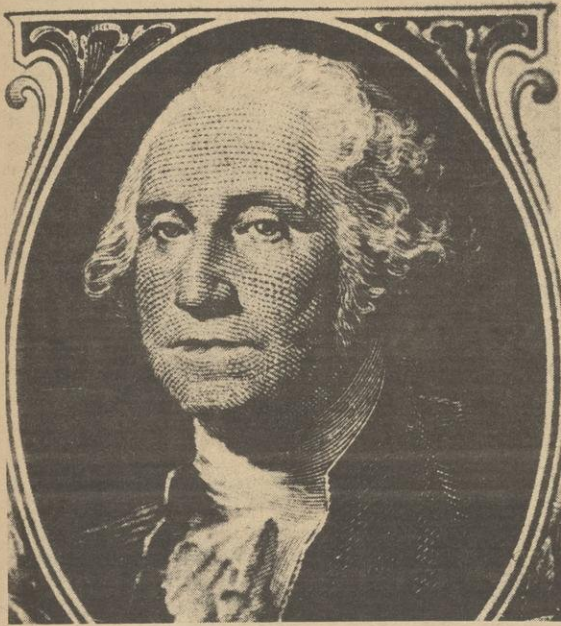
A major factor in the housing shortage has been expansion by the UW. As enrollment has risen, housing near campus has been drastically affected. The physical expansion of the UW has led to demolition of many housing units, the use of others as offices, etc.

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.



ONE WAY IN which this has happened has been the subdivision of almost every one or two family dwelling in the campus area into three or more unit dwellings for student occupancy. A typical case study reveals the process: a two family, two flat house in 1960 would have rented for about \$80 per unit, or \$160 for the whole house (\$80 was the median rent in the center of the city according to the 1960 census figures.) Perhaps the owner might have lived downstairs and rented out the upstairs.

Now an absentee landlord comes along and offers to buy the house for substantially more than the owner could reasonably expect, and so suppose the owner accepts, then the landlord subdivides each flat to provide for four students in each (with perhaps even one rather small bedroom for each). He charges each \$60 per month (a relatively cheap rent for the campus area now) and thus collects \$480 per month for the building. He can then use his huge profit to buy up more buildings.

Suppose the owner decides not to sell? He soon finds that the nature of the neighborhood is changing. Absentee landlords are taking over; his neighbors are moving out.

The neighborhood is becoming transient as large numbers of students, or single people move in. The appearance of the neighborhood changes (absentee landlords rarely take as good care of the property as the owner would if he lived there.) But suppose he still decides to stay. He now finds that his property taxes are skyrocketing because his property is rapidly increasing in speculative value (according to the tax assessor.)

THE REASON for this is that the appraisal is based on the market value of the property, which, in turn, is based on the potential income stream of the property. Which means that once an area has become a high-rent student area and the income stream on the houses is established at the highest going price, the appraisal on all the properties in the area goes up to that level as though all the properties were bringing in that much income.

For example, in the Mifflin St. area where this process has been very prevalent, census data reveals that the value of single-family, owner occupied houses has doubled from \$12,000 to \$25,000 in the period from 1960 to 1968. Thus the property tax has more than doubled (since the property tax rate has also gone up). Correspondingly, the number of owner-occupied dwellings had dropped from 115 to 50.

Higher taxes practically force the owners to sell to the speculators, or to start renting to students themselves at inflated prices in order to be able to keep up with their taxes.

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STATE OF WISCONSIN CIRCUIT COURT DANE COUNTY
In the Matter of a Change
of name for
ALEXANDRA BONFANTE WARREN

ORDER FOR HEARING

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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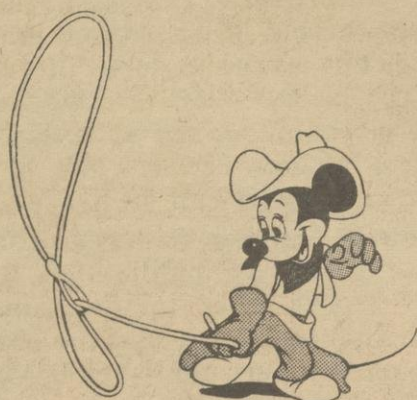
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By DIX BRUCE
of the Cardinal Staff

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 pooches). 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 wart. 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 Proudfoot—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 renegging 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 conventioners, 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 Miffland.

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.

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ST. JAMES AREA: Older apartments, 2
bedrooms for 4, 3 bedrooms for 5. 1
bedroom for 3. For fall. 231-1466. —
20xM17

ROBIN APT., Fall, 1309-1315 Spring
Street, 2 blocks to new Union. Large
one and two bedroom apts.: loads of
closets; big living room; eating area
in kitchen; full tub & showers; air
condition; extra study room; storage
lockers; carpeting & laundry;
\$63.33—\$72.50. Call 271-9516, stop by
and look. Some summer rentals. —
xxx

KENT HALL

616 N. Carroll
Now renting for
Summer and Fall
Reduced Summer Rates
Now renting for Summer
and Fall
8 Week Summer Session
Double-\$80.00
Single-\$120.00

Singles, doubles, private bath,
Refrigerator, private pier on the lake

255-6344 257-5174

—1.5-xxx

FINE ROOM in big old quiet house
w/1M, 1F, & dog, cat. \$120 summer.
255-8611 after 5. — 6x17

GIANT corner efficiency. Two
balconies, \$125, on campus, 255-0743,
255-5924. — 6x17

SUMMER SUBLET for 1 great location
above K.K. \$70. 255-9895. — 2x11

CHEAP SUBLET 3-4 spacious furnished
near campus. 256-7278. — 6x17

SUMMER SUBLET air conditioned 615
N. Henry for one or two. 251-8426, rent
very negotiable. — 6x17

SUMMER SUBLET 146 W. Gorham
good location, 2 large bedrooms,
kitchen, bath, huge living & dining
room, 4 people \$35.00 a person. 262-
8302, 262-8361. — 6x17

HELP! Need two girl roommates by
Thursday May 13. Two bedroom
University Ave. Call 222-3664
evenings. Parking included \$65/per
person, Sept. 1. — 6x17

SUMMER SUBLET 2 or 3 bedroom apt.
beautifully furnished by lake, clean
and comfortable. 255-8302. — 6x17

SUMMER SUBLET girl 251-4520. —
12x25

SUMMER SUBLET \$75/mo. bedroom,
bathroom, kitchen June July August
537 W. Main. Call Michael 256-6686. —
6x17

CAMPUS 3 girl grad students to share 3
bedroom spacious furnished apt.
Available June 15. 846-3354. — 7x18

CAMPUS 5 girl grad students to share
spacious furnished 5 bedroom apt.
avail. June 15. 846-3354. — 7x18

GILMAN STREET FALL, 4, 3, 2, 1 bed
apts. sum. and fall, rooms 222-9798. —
10x21

SUPER SUMMER SUBLET 4
bedrooms, 2 bathrooms, large kit.
chen, 4-6 people, great location, 400
block W. Johnson. Negotiable, 262-
8389, 262-8388. — 10x12

SUMMER SUBLET, need one girl to
share house with two others. Campus
area, call: 251-4429. — 10x11

SUMMER SUBLET Langdon 1-
bedroom apt., air-conditioned, fur-
nished, reasonable, 251-3704 after 5. —
10x12

PAD ADS

SUMMER SUBLET—4 girls. Near
Univ. hosp. 262-5094. Spacious. — xxx

UNIVERSITY COURTS

2302 University Avenue

Now renting for June and September
and September

Efficiency, 1 bedroom apartments, & 2
bedroom apartments with 2 full baths.

Shag carpet, Mediterranean decor, air
conditioning, dishwasher, indoor pool,
underground parking.

Some apartments without lease.

238-8966 257-5174

2-xxx

THE CARROLLON

620 N. Carroll

Now renting for Summer and Fall
and Fall

Summer Rates—\$150.00 per month

1 bedroom, furnished apartments for 2
or 3 persons

Air Conditioned, On Lake Mendota with
private pier

257-3736 257-5174

2-xxx

110 N. BASSETT—lower floor 2
bedroom apartment large living
room, kitchen & bathroom. All rooms
paneled recently, remodeled large
closets, modern kitchen &
bathroom—available for 4. \$230 per
month, all utilities furnished, June 1.
255-9467 days—233-4817 evenings &
weekends. — xxx

SUMMER SUBLET 4 bedrooms,
\$250/month. Near campus. 257-4061.
— xxx

SUMMER SUBLET: 3 bedroom. Near
campus. Negotiable rent. 251-2439. —
xxx

GIRLS why not live at Conklin House?
Singles and dbles. kitchen priv. 255-
8216 or 222-2724. — 16x31

GREENBUSH APTS.

104 S. Brooks

256-5010

SCHOOL YEAR LEASES
2 bedrooms for 4 \$650 each.
1 bedrooms for 2 or 3 \$650 to \$850 each.
Furnished, air conditioned, carpeted,
pool
5 blocks to Chem. bldg.

Showing daily 1 to 4 REDUCED RATES FOR THE SUMMER

2-xxx

MALES ROOMS for rent immediately,
for summer or for next fall, 16
Mendota Ct. singles \$60; doubles \$85.
Reduced rates in summer. 257-9909. —
12x12

SUMMER

REDUCED RATES

THE REGENT

Air-Conditioned

Completely Furnished

8-week Rates—\$100

THE REGENT

1402 Regent St.

257-7115

2-xxx

SUMMER SUBLET four bedrooms near
campus and hospitals. Good deal will
negotiate Call 257-2638. — 1x10

SUBLET: APT. for girl 2 good-sized
rooms, kitchen, furnished near
campus \$65/mo. Call 256-2758. — 6x17

SUNNY APARTMENT on E. Gorham
need 2 girls to share with 1 other.
Large kitchen, dining, one bedroom,
bath, porch. Near lake, park, grocery,
square. Call 255-2449. — 6x17

HOUSE 3 bedrooms; large yard;
garage; S. Park, summer sublet-fall
option; Pets okay. \$165/mo. 256-0735.
— 2x11

1-BEDROOM APARTMENT, good
location: near campus, square, lake;
available June 1 and fall; \$120/month.
251-3891. — 1x10

THE FRANCES

215 North Frances Street

NOW RENTING FOR JUNE AND SEPTEMBER

1 & 2 bedroom Apts. from \$158.00 per
mo. for 2. Singles from \$85.00 per mo.
Special Summer Rates from \$110/mo.
per apartment for 2 Available. Sun
deck, air-conditioned, carpeted &
excellently furnished. For your
viewing, models open 1 p.m. to 8 p.m.

256-7821 256-8863 255-2338

1.5xxx

STATE ST. SUBLET 1 girl to share
modern air-conditioned apartment
above Brown's with 1. Call Lynn 262-
4423. — 6x10

PAD ADS

AIR CONDITIONED summer sublet.
Three girls needed to room with two.
Own bedroom, furnished, great
location. 141 W. Gilman, call 251-3999
or 251-5791. — 6x10

AIR CONDITIONED four bedroom near
campus, nicely furnished for summer
good rates. 255-1967. — 6x10

111 N. ORCHARD room with kitchen
privileges. Summer, \$80-100.
Academic year, S & D \$475-625. 251-
6747. — 20x28

ALL SINGLES—women, near stadium,
new Union, kitchen privilege.
Discount for year contract, phone 257-
1880. — 15x21

CO-ED SINGLE, DOUBLES, suits,
kitchen privilege, air conditioned,
summer and/or fall. Discount for
year contract, Gilman near State
Street, phone 255-9673. — 15x21

SUMMER SUBLET spacious, for 2, 121
E. Gorham #2. Negotiable 251-6627. —
6x10

SUMMER SUBLET State Street.
Apartment above Martins, bedroom,
livingroom, kitchen, bathroom,
\$70/month negotiable. Call 255-0770. —
6x10

SUMMER SUBLET: 1 bdrm. apt. near
square, \$90 per month. 256-7170. —
6x11

SUMMER two bedroom air cond.
negotiable near S.E. dorms. 251-5721.
— 6x11

HOUSE summer sublet, \$280/mo. 5
bedrooms N. Bassett, 251-5691. — 6x10

SUMMER SUBLET APT. for 2 or 3.
Clean and modern, on campus, air-
conditioned. 257-7079. — 6x11

COWBOYS heading West must sublet
sum. apt. for 3-6 people. Crafted wood
doorknobs and festoons. Friendly
shower, friendly appl. furn. friendly
price. 251-1245. — 6x11

SUMMER SUBLET: two bedroom
apartment for 4 at 110 West Gilman.
Spacious block from Lake, Call 255-
4678 after 5 p.m. Available June 10. —
6x11

WANT FARM SUMMER. 255-4081. —
10x10

AIR-CONDITIONED summer sublet
four bedrooms, two porches, near
campus. 251-9267. — 6x11

SUMMER need two girls to share apt.
with two. Dayton near Union South.
\$55/mo. 262-7672. Write 316 Cole Hall.
— 6x11

SUMMER SUBLET two bedrooms
furnished excellent campus location
1/2 block Lake. Very reasonable.
Mike, 251-8514. — 6x11

NEED TWO girls to share apt. near lake
summer. 251-8563. — 8x14

SUMMER SUBLET for 2-4; 2 bedrooms,
2 baths, air-conditioned, 2 entrances,
dishwasher, parking, pool, near
campus, shopping, cheap. 238-3095. —
6x12

SUMMER SUBLET, two private rooms
in large attractive house, furnished,
parking, 2122 University, 238-6580. —
6x12

SUMMER SUBLET for 2. Perfect
location, 445 W. Gilman, 251-3753. —
6x12

SUMMER SUBLET 5 room apt. for 3-4
people, newly furnished, free parking
on W. Mifflin, call 251-4947. — 6x12

SUMMER SUBLET: Girl—own
room—near zoo, call 255-4926. — 6x13

ROOMS kitchen privileges. Clean.
Summer, fall rates. Parking. Near
stadium. 231-2929. — xxx

FURNISHED APARTMENT for 4
girls—1 block to library, 2 to the
Union. June graduation to June
graduation. Laundry facilities.
Carpeted halls. 257-4223—eves: 233-
0094. — xxx

FURNISHED HOUSE for 3 boys. Sept.
1st to Sept. 1st. Small but nice. Garage
and Basement. 2710 East Johnson.
\$170 plus utilities. 257-4223—eves: 233-
0094. — xxx

SUMMER SUBLET share 2 bedroom
house with one cheap rent negotiable.
408 1/2 S. Mills. 255-5795 parking. —
6x13

LANGDON, CARROLL furnished
apartment for three. Large living
room, bedroom, bath, and huge kit-
chen. Utilities paid, \$195. 233-3570. —
3x11

STADIUM AREA large furnished ef-
ficiency for 1 or 2 with screened
porch, big kitchen, and private bath.
Yearly lease, June 15th. \$130. 233-3570.
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SUMMER SUBLET Apt. for 1 or 2.
Bedroom, living room, kitchen.
Gorham St. 255-2446. — 10x20

SUMMER SUBLET. Furnished. 1
bedroom. Near lake, Union. 2-3; 251-
4417. — 6x14

SUMMER SUBLET, 502 N. Henry, 4-5.
Reasonable. 257-1963. — 6x14

PAD ADS

HOUSE summer sublet furn. \$400/mo.
South Broom, 6 bedrooms. 255-6552. —
6x12

SUMMER SUBLET for 2-3 people. 541
W. Johnson. Cheap. Furnished. Call
251-3913. — 6x13

SUMMER SUBLET 2 bedroom for 2 or
3, good location, rent negotiable. 251-
4012, 256-5029. — 3x10

WANTED 1-5 girls spacious, air-
conditioned, 4 bedroom. 1 1/2 bath.
1309 W. Dayton 1/2 block from New
Union. Negotiable. 256-1671, 262-8112.
— 6x13

SUBLET, four bedrooms, huge living
room, near lake, walking distance of
campus. 251-6101, 256-7908 Rick. —
6x13

APARTMENTS 135-137 Langdon. For
one to five persons. Also 7 and 11 E.
Gilman, parking, fall and summer.
274-1860. — 16x31

SUMMER SUBLET 4-bedroom house
near campus. \$200/month (?). Call
262-9047 or 262-9075. — 6x13

SUMMER SUBLET men 138 Breese
Terrace. 2nd floor flat, fully fur-
nished, three bedrooms, air-
conditioned. \$50.00/mo. or best offer.
Call 251-3838 or 262-8456. — 3x10

IMMEDIATE OCC. til Sept. Air-con.
pool, share w/3 girls. 233-8690. — 6x13

ROOMMATE WANTED, two bedroom
apartment, kitchen, living room. 2100
block University. \$60/mo. June 1 to
August 31. Bob, 262-2710, 251-3718. —
3x10

ROOM for women, small house
West—15 minute walk from campus,
cooking. \$65.00/mo. 238-3720. — 6x13

CAMPUS spacious apartment for rent,
completely furnished, suitable for
three or four students. Excellent
location, laundry facilities, tub and
shower, air-conditioning, 274-0164
after 5 p.m. — 6x13

SUBLET near Vilas Park, four people,
two bedrooms, large livingroom,
fireplace, kitchen, carpeted, parking.
251-8632. — 4x11

AIR-CONDITIONED summer sublet for
2 or 3, 2 bedrooms, porch, livingroom,
kitchen and bath, utilities paid. Great
view of lake. Langdon area,
reasonable. Call 256-9380 after 5:00. —
12x21

RUTLEDGE ST. on lake. Large 2
bedroom victorian furnished,
fireplace, carpeted, air-cond. \$200
avail. June. Also spacious 4 bedroom
\$250 June 15. 257-7657. — 6x13

SUMMER SUBLET, Cheap, Campus.
Two people. Call 251-8059; 244-0332. —
5x13

SUMMER SUBLET on campus. 1
bedroom, large, great for couple.
June 1-Aug. 31. Negotiable. 251-3193.
— 6x14

SUMMER SUBLET, 2 bedroom. Fall
option. 2014 Univ. 233-9568. — 6x14

GOD WHAT a house. Summer sublet. 6
bedroom. Front porch, sun deck,
lawn. 251-5402. — 7x17

SUMMER SUBLET. Large, furnished, 2
bedroom apartment for 3 or 4. Rent
negotiable, call 251-3358. — 6x14

OFF CAMPUS 2 bedroom apts. Fur-
nished or unfurnished, singles to
share or families. Carpeted, air cond.,
parking, bus line, available June 1st,
July 1st, and Sept. 1st. For ap-
pointment, call 221-0758. — 6x14

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blocks from campus. Reduced
summer rents. Available June 1st and
July 1st. Carpeted, air cond., parking.
Also taking reservations for Sept. 1st.
For appointment call 221-0758. — 6x14

COMFORT SUMMER sublet. 2
bedroom, furnished, parking. 2-3, 143
West Gilman. 255-8953. — 6x14

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Europe. Leave anytime, 274-1479. —
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INC. If you have a problem and want
to talk about it you can call 257-3522 or
come to 923 Spring St. 8 p.m. to
midnight or 1-5 weekdays. — xxx

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2302 Univ. Ave., 238-8966. — xxx

CO-OP. Entire summer \$60 single, \$90
double plus 2 hours work per week.
Call 238-3441. — 6x17

SUMMER SUBLET for (4-5) 3
bedrooms, 2 baths, 1 block from Union
South (negotiable) 262-8438. — 6x17

GREECE: summer study travel, live
with Grk. family on Skopelos Island.
Study Class. Grk. Civ. & Art. Mod.
Grk. folk dance. June 23-Aug. 5 \$370
includes tuition, room & board. Write
Prof. Christides, Classics Dept., Univ.
of Minn. Minneapolis. — 1x10

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Tabby 1 yr. Very friendly. 255-6552. —
6x13

ETC. & ETC.

SUMMER IN EUROPE, NY & Chic. to
Lon. & Amstd. \$199-239 rt., call
Helene, 271-8808 (open only to UW
students & staff—price based on 95
seats). — 25xJ1

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immigration opportunities. Call 251-
8085. — 10x18

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MTU tells the story

Your landlord, his money and you

By JEFF KANNEL
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 (\$5,000) 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 \$5,000.

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.

Action Ads

AMBITIOUS MEN. I need five college men for summer sales work. Incomes range \$900-\$2300. You determine. Transportation needed. Subsidiary of Alcoa. 255-5196. J.J. Meyer and Associates. — 4x10

SUMMER WORK! Average \$125.00 a week during pleasant sales work, talking to young adults. Should have access to own transportation. Call 222-8988 for interview. — 6x13

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1970 TOYOTA COROLLA 4-speed excellent condition. \$1395 or make an offer. Call 251-1956. — 6x12

LOST & FOUND

FOUND: Tabby cat with gold spot on forehead in parking ramp May 1st. Call 251-1009. — 6x11

LOST: Dog, black collie Huskie, 10 Langdon. 255-7923. Reward. — xxx

FOUND: Watch, ladies' white gold, Waltham, 121 E. Gilman, Karen, 251-1578. — 6x13

LOST & FOUND

LOST: triangular silver necklace with llama from Peru. Reward. Call Kris, 262-2484, 255-7621. — 3x10

LOST: Swiss Omega watch. Black wrist band-field seven by natatorium on Tuesday. 251-6328, ask for Steve. Reward. — 3x10

LOST: Fish shaped gold ring, ruby eyes. Near or at Red Shed or Porta Bella. 255-4768. — 4x11

PERSONALS

KRIS FROM FLORIDA, send I.D. to Stearny or call 257-3148. — 6x13

WANTED

WANTED: anyone interested in discussing the Baha'i Faith. Call 256-3541. — 2x11

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251-1600

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Nomination for all 1971-72 Offices

Tuesday, May 11

8:00 Mem. Union

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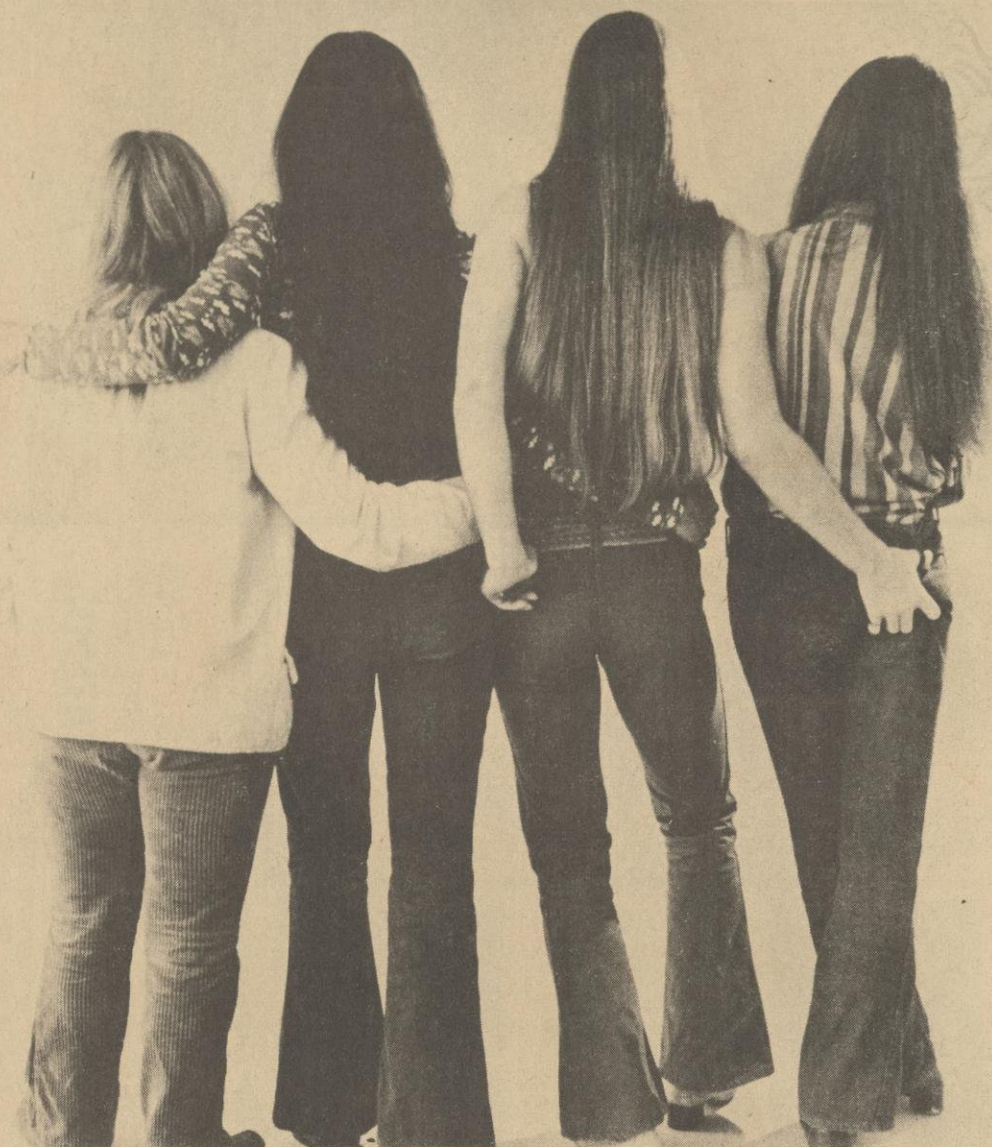
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MONDAY

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