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Auditorium soundly sunk

By CHRISTY BROOKS
of the Cardinal Staff

All those Madisonians who have waited 35 years for an auditorium will just have to wait a little longer—until the City Council starts considering a State Street site next week.

The fight for an auditorium, which has joined liberals and conservatives, radicals and reactionaries, had the lines clearly drawn from the first to eighth round.

CONSISTENTLY showing a two to one vote against the Madison Civic Auditorium bond referendum, the final score for the "No" votes on the \$8.5 million bond for the Law Park site was 29,248 to 15,195 "Yes" votes.

Yet in spite of sentiments expressed from people like Judy Young of the Sixth District—"I think the kids sabotaged the auditorium"—the central city and student communities hardly voted or supported the "No" vote.

The only three districts in the city to support the auditorium bond issue were downtown Districts 5, 8 and 9. While the East and West Sides voted resoundingly against the auditorium, the central city was split right down the middle with 3,612 for the bond and 3,607 against the referendum.

Those votes included districts 8, 9, 4 and 5,

plus wards 2-1, 6-1, 13-1 and 13-2. The Eagle Heights area showed the highest downtown percentage for the auditorium, and its votes put the downtown total just over the edge supporting the civic center.

When asked about the city's response to the project Mayor Paul Soglin has supported from the start, Soglin would only say, "It lost. I never said it would win."

Other spokesmen for the auditorium, who have been particularly vocal in the local media in past weeks, did not watch the election returns in City Hall. Former Mayor Otto Festge and Harold Langhammer, both of Citizens for a Civic Auditorium, did not appear to comment on the defeat.

Ald. Michael Sack of District 5, however, said the referendum vote did not mean an end to auditorium plans. He confirmed the report that the City Council would consider an alternate site on State Street at next week's Tuesday night meeting.

Tim Boggs, supporter for the auditorium and campaign manager for defeated School Board candidate Michael Zarin, said he was not especially upset about the results. "I don't see how anybody can be sad when you look at that kind of city turnout," Boggs said. He added that the auditorium vote had a direct effect on Zarin's race.

"The auditorium dragged all sorts of



AS THE LAW Park Auditorium sinks slowly into Lake Monona, supporters Soglin, Parks, and McGilligan bid adieu to the project.

fiscal conservatives out from under their rocks, and they were basically against any kind of progressive School Board," he said.

Mayoral Assistant James Rowen agreed with Boggs, pointing out that many East and West Side conservatives against the Civic Center hurt the Zarin vote.

Ken Mate, the first to editorially oppose the auditorium downtown, spoke about the impact of poor response from inner-city voters.

"The auditorium probably would have carried large pluralities downtown two weeks ago. The large 'No' vote—about 45%—marks the emergence of an independent left block, independent of both the image and the two political parties which supported the auditorium."

Roney Sorenson, co-chairman of the Central City Persons for a No Vote, felt the group's efforts were successful in a qualified way.

"A lot of people took the Cap Times analysis more seriously than the Cardinal's," Sorenson said, "We were trying to

neutralize the downtown vote, and we did that."

County Supervisor Edward Handell, however, saw the central city's reactions as a more serious hallmark of votes to come.

"This is the first time in five or six years that the central city has not voted in a bloc. It means that no longer can certain groups or people expect automatic support for downtown issues," Handell said.

"For any group of individual to get central city support, they must convince the downtown of the progressiveness of their stance," Handell predicted.

So what happens next in the auditorium saga?

"The question now is whether the Law Park supporters want to go with the State Street site. If they want the State Street site, they can have it," Davis said, referring to the initially close City Council vote between the two sites, which Soglin decided with a tie-breaker vote for Law Park.

"The question is if they will be too proud to take it," Davis said.

The Winners

Fourth District City Council
Madison School Board

Second District County Board

Fourth District County Board

Fifth District County Board

Sixth District County Board

Eighth District County Board

Ninth District County Board

Tenth District County Board

Twenty-fourth District County Board

State Supreme Court

Auditorium Bond Referendum

State Referendum No. 3 (Farm Tax Revision)

Carol Wuennenberg

Betty Latimer, Doug

Christianson, James Fiore

George Young, Jr.

David Clarenbach

William J. Caine

George Elder

Edward Handell

Roderick Matthews

Roberta Leidner

Mary Louise Symon

Horace Wilkie

Defeated

Defeated

City-County election roundup

Wuennenberg nips Wagner

By DAVE NEWMAN
of the Cardinal Staff

Thirty-seven votes spelled the difference between the victorious Carol Wuennenberg and her opponent Dick Wagner in the 4th district aldermanic race yesterday.

The special election, in which Wuennenberg received 832 votes to Wagner's 795, was caused by the resignation of that district's alderperson Dennis McGilligan two months ago.

CONSERVATIVE Erdman Pankow received 75 write-in votes.

"This election shows that independence is important in local politics, and that parties do not belong in local races," the new 4th dist. alderperson told the Cardinal.

Wagner, a democrat, had been endorsed by McGilligan, State Rep. Midge Miller, the Capital Times and the Wisconsin State Journal. Wuennenberg had been endorsed by the Cardinal and various community groups.

Fourth district County Supervisor David Clarenbach, who was appointed as the district's interim alderperson by the mayor, offered his explanation of the race, "It was a close race. I knew it would

be. Both were qualified and could represent the people well." Clarenbach added that he was glad that the election was not a bloodbath in the 4th ward tradition.

When asked about the results, former 4th district alderperson McGilligan had an emphatic, "No Comment."

By JAN FALLER
of the Cardinal Staff

"As the auditorium goes, so do Merriman and Zarin go," one onlooker commented as school board election results were posted.

When the final results of 66 wards reporting were tallied, Betty Latimer held the lead with 25,547 votes. Doug Christianson came in second with 23,368 votes and James Fiore filled the third open school board seat with 22,873 votes. Michael Zarin came in sixth with a total of 17,666 votes, following the other liberal candidate Willis Merriman who received 20,503 votes and UW baseball coach, Thomas Meyer with 20,901 votes.

LATIMER, who stressed individualized education throughout her campaign, drew heavily from

(continued on page 2)

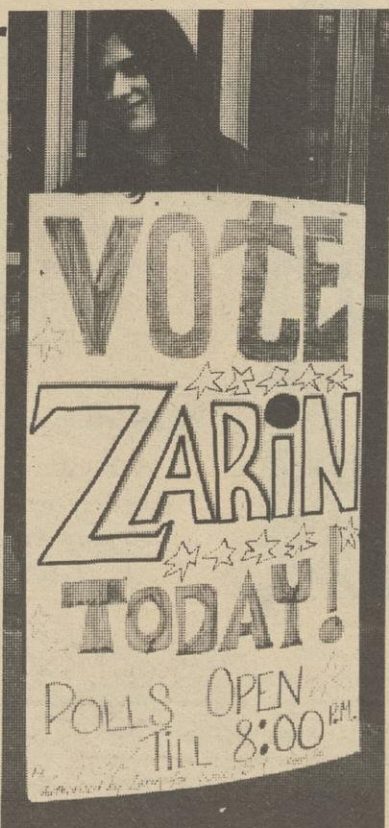


photo by Leo Theinert

A MIKE ZARIN
backer tries to sway
some last-minute
votes.

County races

By AL HIGBIE
and
MICHAEL SHINN
of the Cardinal Staff

In the state-wide Supreme Court race, incumbent Judge Horace Wilkie was leading the widely opposed State Sen. Raymond Johnson by a decisive margin.

With a total of 2199 wards out of 3372 reporting, Wilkie was winning the race, marked by mudslinging and charges of partisanship, by 269,816—195,612.

THE CAMPAIGN ranged over the topics of court reform, court experience, and campaign funding, with Johnson being widely opposed because of his opposition to the equal rights bill.

In the County Board races, no real surprises occurred as no incumbents were beaten.

In the 2nd District race, George Young Jr. defeated his challenger, Alan Michels, with 1151 votes to 575.

The 4th District did not have a contest, with the incumbent, David Clarenbach, keeping control of his seat by amassing 1023 votes, while running unopposed.

THE RACE IN the 5th District to fill the seat vacated by Roney

Sorenson was won by William Caine, defeating Mark Rexroad with 306 votes to 140 and one district remaining.

In the 6th District, incumbent George Elder narrowly defeated his Wisconsin Alliance challenger, Steven Swatek, 1084-1018.

In the 8th District, a race turned into a non-race as Edward Handell won an uncontested race after his opponent, George Thornton, withdrew from the race. Handell collected 430 votes against 177 for Thornton.

In the election to fill Mary Kay Baum's 9th District seat, Roderick Matthews narrowly defeated his opponent, Robert Nelson, 769-576.

In the race in the 10th District to fill the seat formerly held by Margaret Sadler, Roberta Leidner defeated Allan Beatty, 1017-532 with one district left to report.

In the 24th District, Mary Louise Symon, the incumbent, defeated Dale Schultz 1469-638, with returns in from all but one district.

In the state-wide referendum on land taxes, Referendum Number 3 appears to have been defeated. After 2669 of 3372 districts have reported, the No votes numbered 229,261 and Yes votes 223,495.



photo by Glen Ehrlich

CAROL WUENNENBERG

Latimer, two others elected to Board

continued from page 1

all parts of the city.

"The election results won't make a sweeping difference in the School Board, but she (Latimer) will sure ask a lot more questions," commented one of Latimer's campaign workers. Latimer was not available for comment.

When the district results were stacked up, those voting against

BENEFIT PANCAKE DINNER

Wintergreen Cooperative School will have two pancake dinners this weekend. On Friday, April 5, the benefit will be held at the University Methodist Church, 1127 University Ave., between 5 and 7 p.m. On Sunday, April 7, the dinner will be held at the Catholic Center, 723 State, between 5 and 6:30 p.m. The School needs a good turnout because it is in serious financial difficulty.

* * * * *

SPEAKER ON SEX LAW

Frank Kameny, a national figure in gay rights, will speak on the sex law Wed. at 8:00 p.m. in the Union and Thurs. at 1:00 p.m. in 250 Law.

the auditorium, mainly in the east-side districts, also tended towards a conservative school board vote.

ZARIN, who campaigned heavily in the inner city, refused to blame the loss on the poor voter turnout in the student ward.

"It wasn't just the inner city," he said. "A lot of people just weren't ready to accept a student having more control within the educational system. And many students didn't recognize the opportunities there," he added.

Zarin carried district eight and had a good showing in the inner-city districts five, nine, six and four, but the low turnout in these inner-city districts was too poor to provide the needed votes.

By BILL SILVER
of the Cardinal Staff

MULO members and supporters marched to Chancellor Edwin Young's office Tuesday to hear Young's response to the employees' demands.

The demands of part-time workers in both Unions centered around winning the right to bargain wages. MULO is now prohibited by state laws from doing this. Demands also were to move up the date for bargaining which is now scheduled for May 1, and to establish a new wage rate of \$2.50 per hour.

YOUNG WROTE in his reply about moving up the bargaining date that the May 1 date "should have been observed by MULO," as this time was "specified by the contract between MULO and the University to which you presumably agreed when the contract was signed last June."

Young did, however, agree to begin negotiations two weeks after the MULO demands were presented to the University.

MULO members noted that the University strongly pushed the May 1 date at the last bargaining sessions to try and cut into MULO's potential to back up their demands, and one member stated that "whether we negotiate now or next fall, the key thing is that we are at full strength."

In response to the demand to give MULO the right to bargain wages, Young wrote that "MULO was recognized by the University under a collective bargaining statute which did not allow public employees, either part-time or full time, to bargain wages."

"SINCE THE NEW STATUTE does allow full time employees to bargain wages," Young continued, "I must conclude that

legislation, which could have extended that right to part time employees, intended that wages not be a subject of bargaining for part time employees."

MULO members stated that they were not at all satisfied with Young's response, and that MULO would probably go ahead and demand the right to bargain wages.

City Council notes

By CHUCK RAMSAY
of the Cardinal Staff

The city council move progressively thru its agenda Tuesday night, as compared with last week, and adopted a compromise plan to add 16 firefighters to the city's fire department.

The resolutions and fundings were hammered out after an hour of meandering debate, which echoed last weeks chaotic five-hour meeting on the same subject.

Without emotion, Soglin read the 2-1 margins voting no on the auditorium, and said. "It would appear that the auditorium referendum has failed."

In lighter matters, The Youth International Party (YIP), was granted a permit for a smoke-in on State St. on Saturday, April 6. Despite grunts of disapproval from conservatives, the issue passed, with little of the debate which was common to three years ago.

Ald. Jay Wexler (7th Dist.)

stood up dramatically and exclaimed, "This sounds like an elitist thing to me. They've abandoned Mifflin St. for State St. now. He was later presented with a cream pie for his stirring speech by several Yippies in the audience, which Soglin finished off later.

Of some interest for future trends in the city of Madison, was the voting down of a routine research contract with Foley and Lardner, a local law firm.

Ald. Eugene Parks (5th Dist.) started the momentum, calling for future city dealings to be given to firms with qualified women and minorities in them. "Who always gets the city business question always the most prestigious law firms," Parks said.

Several alderpersons made harmonious statements supporting him, and the council voted the measure down 9-12 and adjourned to go back to watch the tallies.

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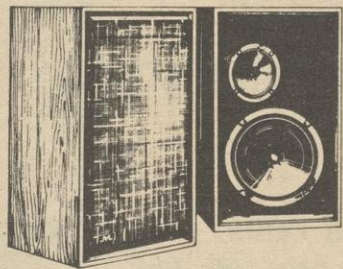


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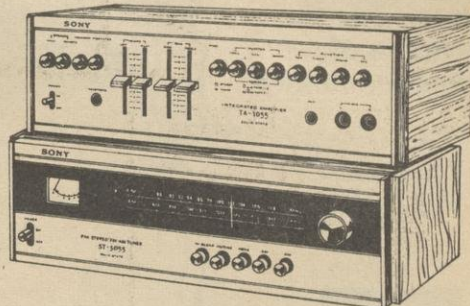
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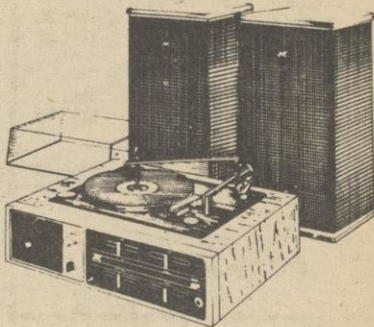
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WSA budget tightening threatens proposed student inspectors

By MIKE SHINN
of the Cardinal Staff

WSA is trying every way possible to reduce the cost of its proposed housing office, and if it doesn't find something fast, students trying to find out if their place is worth living in can kiss their hopes goodbye.

The original cost expected for the project was \$9600. With the state the WSA treasury is in now, this amount is completely out of reach.

\$9600 HAS TO become something a lot smaller awfully quick. WSA has a glimmer of hope in the area of building inspectors. Under the original plan, inspectors for student housing would work under work study.

This would be better than WSA paying the full cost, but it would still cost a lot for 6 or 7 inspectors.

Now, however, that the financial difficulties of the office have become apparent, people have started volunteering to do the inspecting for free.

Before these people can start looking at buildings, though, they have to be trained in what to look for. And here another hassle is found. The city has just hired four new inspectors.

The training of the student in-

spectors would have to be okayed by William Bakken, Assistant Superintendent of the City Building Inspection Department. Right now, the problem is convincing Bakken that the city would make use of student inspectors even with four new city inspectors.

THE PROPOSAL OF WSA is not that the city train fully-competent student inspectors. Rather, WSA wants students who can concentrate on student housing, letting students know if houses are fit to live in, and notifying the city department when blatant violations are found.

WSA's task is to convince the city that student inspectors would be a help, not a hindrance.

Apart from volunteer inspectors, WSA treasurer Paul Zuchowski also hopes that costs can be cut in travel expenses and in the directorship of the office. It is being hoped that a volunteer director for the office can also be found.

Saving the \$2304 possible with student inspectors would be a great help, but even then the office's financial problems wouldn't be ended.

According to Zuchowski, finding the money would only be the first

step. The second, and possibly toughest part, would be keeping it.

THE PROJECT must be "definitely budgeted", and then the money "not tampered with".

Contributions like those made last year to Community Law Office, People's video, Karl, Tribe Productions, and NSA would have to be virtually forgotten this year. Zuchowski considers the housing office "important enough to reorganize WSA spending," and he'll try to make sure housing office money stays housing office money.

Whether he'll be in a position to make sure of this is another matter. WSA elections are coming up, and Zuchowski said "I couldn't promise that other parties would support the office if I were not returned to power."

A spokesman for the New Alternatives party expressed support for the office, but was disturbed by the possible \$9600 price tag.

Whoever is in power in the future, the WSA housing office will have to trim a lot of expense if students here have any hope for housing inspectors working for them alone.



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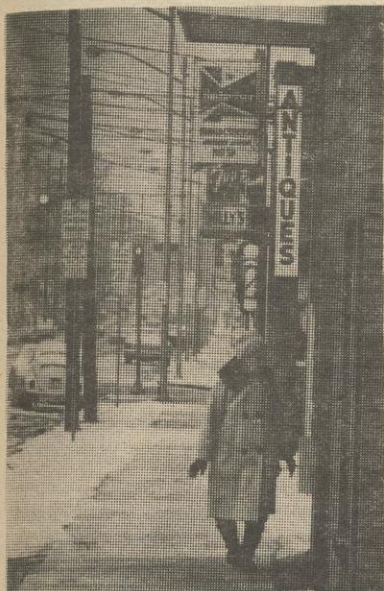
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Future Miffland?

Looking to Williamson St.

By RON BRADFISH
of the Cardinal Staff
Ever since the bombing of the
Army Mathematics Research



Many new "people's" organizations that benefit young and old alike are now opening their doors on Williamson St.

Center (AMRC) in the summer of 1970, the once great Miffland community has been burning itself out like a forest fire on its last clump of trees.

The downtown political demonstrations that once drew thousands of Central City-Mifflin Street enthusiasts, now count themselves lucky if they can rake together a few hundred straggling supporters. There's even talk that that great landmark of community organization, the Mifflin Street Community Co-op, is having difficulties and may fold.

BUT AS THE Mifflin co-op and Miffland community sink slowly in to the near West Side sunset, a new kind of community is rising in the east—Williamson Street.

The Williamson Street neighborhood, which is already the home of such "wave of the future" people's organizations as the Madison Tenant Union, RPM Printing, Inc. (a community printing co-op), Wisconsin Independent News Department (WIND), and a community artist's center, is expected to have a grocery co-op by April, according to Susan Schmall, an East Side organizer.

"We still have to raise over a thousand dollars," Schmall said, "but we're selling bonds now to raise that money."

The bonds, which sell for \$3, \$5, and \$10 are in a sense a loan to the community and are redeemable after one year. Right now the main obstacle to immediate establishment of the co-op, according to Schmall, is the lack of people with time enough to sell the bonds.

"Most of the people working on promoting the bonds also have other jobs and aren't able to devote as much time to it as they would like to," Schmall said. "Because of this problem, it's taking more time than we figured. We hope to have things set up by spring."

The Near East Side neighborhood is setting up the co-op as an answer to "high prices and the absence of nutritional" foods from most existing Williamson Street grocery shelves, Schmall said.

"The stores around here charge much higher prices than supermarkets and other stores on the outskirts of the city," according to Schmall. "You also don't usually

(continued on page 11)



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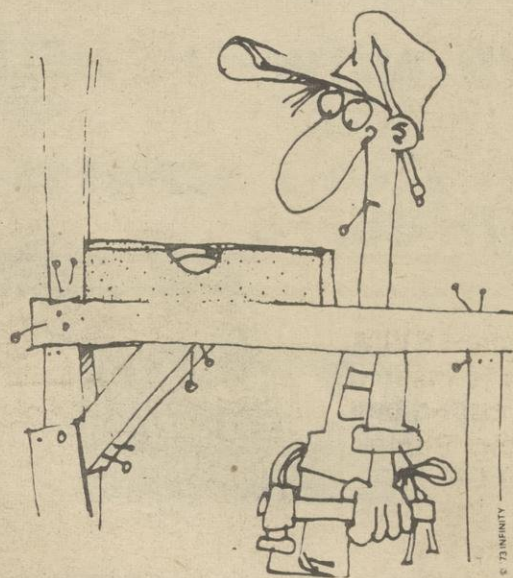
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WE CARE FOR YOU

Black Woman's Forum

Communication gap between black sexes seen

By PAT ANDREWS
of the Cardinal Staff

The Black Woman's Forum climaxed Thursday night on an inspiring note.

At least this would seem the case according to the comments made by members of the audience after the discussion had ended in a spot interview. In response to the question of what the forum accomplished, most of the people felt it brought the racism/sexism problem out in front and it brought out a real need for more communication between black men and women, and blacks and whites.

Alexis Yancey, who assisted in coordinating the Forum and participated in Thursday night's

panel, said, "The Forum was very good; it threw out ideas regarding what can be done to help black people communicate better, not just on this campus but in larger communities." The forum not only reached black women, but black men as well, Yancey said.

BYRON OLER, A JOURNALISM student said, "I'm sorry there weren't more people; it did emphasize primarily a need for more communication between the black man and the black woman, especially in a place that isn't geared towards meeting our needs."

The four nights of discussions were the results of coordinating and planning by Carrie Johnson, a housefellow in Witte. The Forum

was an outgrowth of black students' efforts to begin more activities and programs oriented towards minorities on the University campus. Johnson said, "Hopefully, next year if the Minority Program Proposal receives funding by the University, we will be able to have more dialogue like this between students. This may help all of us find a whole new perspective in relating to one another." The forum was a part of the Women's Symposium that has been going on in Witte Hall, Johnson explained, and it was a "pre-planning" to a multi-cultural women's forum.

Beginning Monday night, a panel discussion entitled "Racism, Women's Liberation

and Women of Color," is centered around the failure of the Women's Lib movement to meet the needs of women of color.

Vicki Campbell, a panelist representing the Committee Against Racism (CAR) said one of the reasons for this was because of external barriers in the form of historical myths:

"SOME OF THESE MYTHS are the 'pedestal' image of white women; the slim, blue-eyed blonde pushed by the media; the rape-lynch syndrome that white women are supposed to be responsible for; and the rivalry thing between white women and black women for black men." These myths are used by the white male ruling class to keep white

women and women of color apart, Campbell declared. In the discussion that followed, it was pointed out that white women usually have a very negative image of black women—short, nappy hair, unintelligent—and there is no choice as to whether racism or sexism should be dealt with first; both have to be dealt with simultaneously.

Tuesday night's discussion was entitled "The Essence of the Black Woman" and the image of the black woman as portrayed by the media was attacked as being most negative. The television stereotype of black women is the domineering, strong, castrating, loud-mouthed female, exemplified by Sanford and Son's Aunt Ethel and Flip Wilson's Geraldine character. In movies, "Sounder" and "The Autobiography of Miss Jane Pittman" were seen as the most realistic portrayals of black women.

Some of the problems the black woman student encounters here on campus were discussed Wednesday night, including: the lack of day care facilities; the fact that black women cannot always find a babysitter and this, in turn, affects her class attendance; there is no specialized counseling available on campus to deal with her problems; and she doesn't know where to go to talk to people with similar problems.

The last night of the forum considered the black male/black female relationship on a predominately white campus. One of the panelists, Cheryl Birta, commented that social interaction between the black man and black woman on this campus can be traced to academic achievements.

continued on page 7

PIZZA in the PAN

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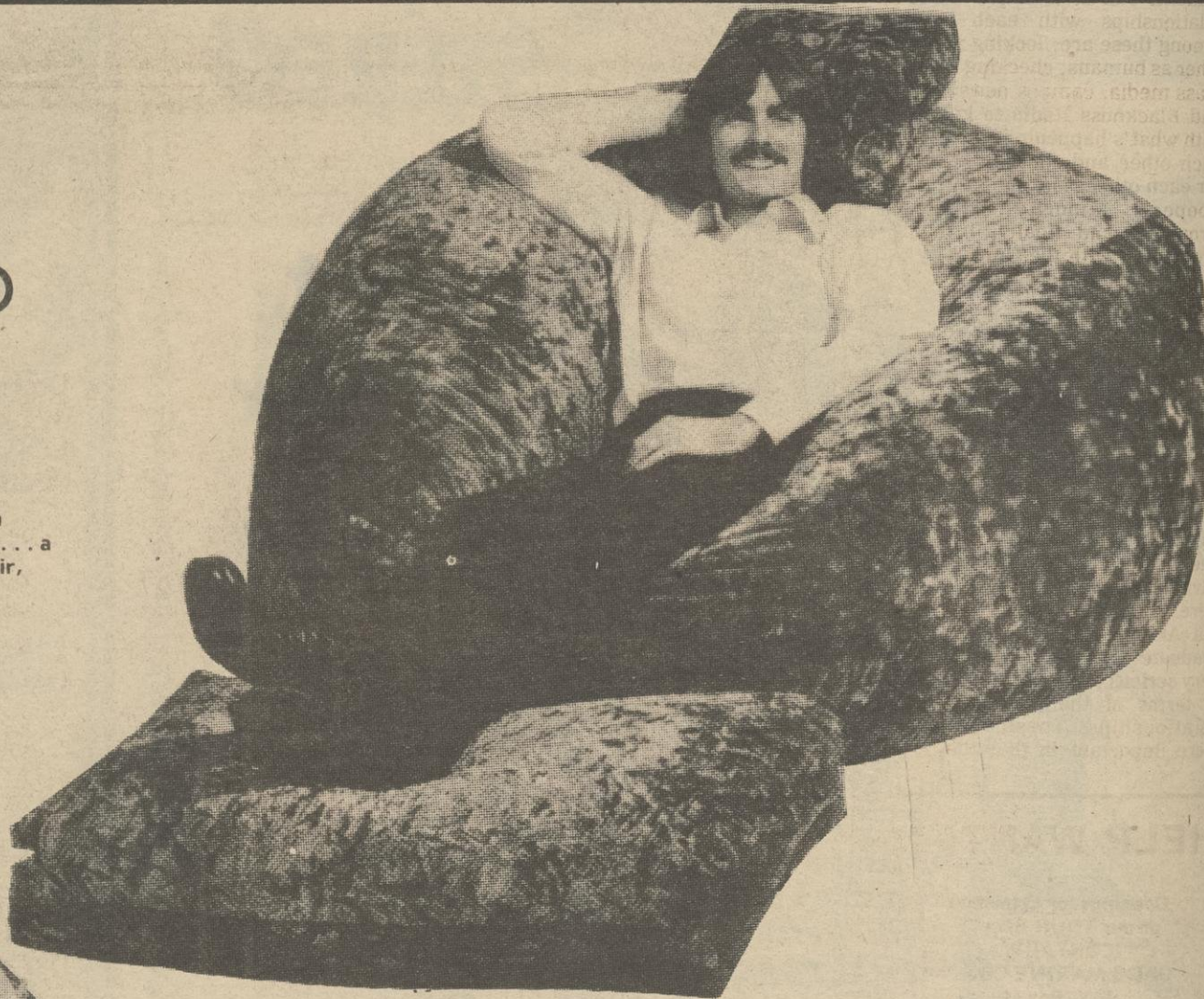
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People's Law Calendar

PEOPLE'S LAW SCHOOL
Class Schedule for Wednesday, April 3

JUVENILE LAW . . . student's rights, parental rights, juvenile delinquency — Peter Rubin at the East Side Community Center, 7 p.m., John Albert at the Neighborhood House, 6:30 p.m.

EMPLOYMENT DISCRIMINATION . . . (Two Sessions) — Bud Patterson at the South Madison Community, 8 p.m.

RIGHTS OF CRIMINAL DEFENDENTS . . . arrest, search, seizure, traffic, procedure — Charles Giesen at the Neighborhood House, 8 p.m.

PSYCHIATRY AND THE LAW . . . involuntary commitments, rights of the mentally ill — Edward Ben Elson and Gerald Mowris at the UW Law School Rm. 250, 7 p.m.

TENANT'S RIGHTS (DERCHOS DEL INQUILINO) . . . Gary Montie at South Madison Community, 7 p.m., and James Youngerman at the UW Law School, 7 p.m.

Woman's Forum

(continued from page 6)

"Social outlets and activities are planned for the majority of whites," she said. "Any time minority students come together for any type of interaction the administration intervenes and cuts it out." As for the relationship between the black man and black woman, it was pointed out that there is a general lack of understanding and as a result, men don't have enough respect for women. One member of the audience said, "Brothers don't have enough respect for sisters; they look at sisters as if they are gullible objects." Louis Cooper, Ogg Hall Advisor, added, "There is a game being run down on the sisters here by the brothers; this is because the brothers' level of consciousness is low."

ACCORDING TO BIRTHA, there are a number of things black students can do to improve their relationships with each other. Among these are: looking at each other as humans; checking out the mass media, campus newspapers and Blackness Radio to keep up with what's happening; talking to each other and showing concern for each other; looking into Louis Cooper's Minority Program Proposal; and finally, bringing grievances with the University to the Open Centers Committee (OCC).

The four nights of discussions were more for bringing some obscure and not so obscure problems black students are having out in the open instead of offering pertinent solutions to them. Cooper commented, "The whole forum shed some light on the black woman on this campus. The young black students should have attended." "The meetings were very important," asserted Bai Akridge, a political science graduate student. "There is a very serious crisis on this campus in terms of the black students relationships. These meetings were important in that they ad-

ressed this crisis. Jean Collins, another journalism student, summed up the meetings by saying: "I think more black women will have a sense of purpose and more direction because of the sharing of experiences and problems with each other. I think we have come out of here with a definite direction in mind."



Briefs

MUHAMMAD'S BIRTHDAY

The Muslim Student Association will hold a pot-luck dinner on Friday, April 5, at 6:30 p.m. in the Eagle Heights Community Center to observe the birthday of the Prophet Muhammad.

SIGMA DELTA TAU RUSH

Representatives of Sigma Delta Tau will be on campus at the Memorial Union in the Board Room, third floor east, from 4 p.m. to 8 p.m. They would like to meet any young women who are interested in organizing the Alpha Nu chapter of Sigma Delta Tau, National Social Sorority.

WOMEN IN POLI SCI

There will be a meeting of the Women's Caucus Thursday, April 4, at 7 p.m. in the Memorial Union. See "Today in the Union" for room location.

IMPEACHMENT MEETING

A mass meeting of the Throw the Bum Out Committee will be held Thursday, April 4, at 8 p.m. in Sellery Lounge to plan a contingent to the April 27 nationwide demonstrations against Nixon in Chicago, and to plan future work in Madison. All people interested in working to throw the bum out are encouraged to attend.

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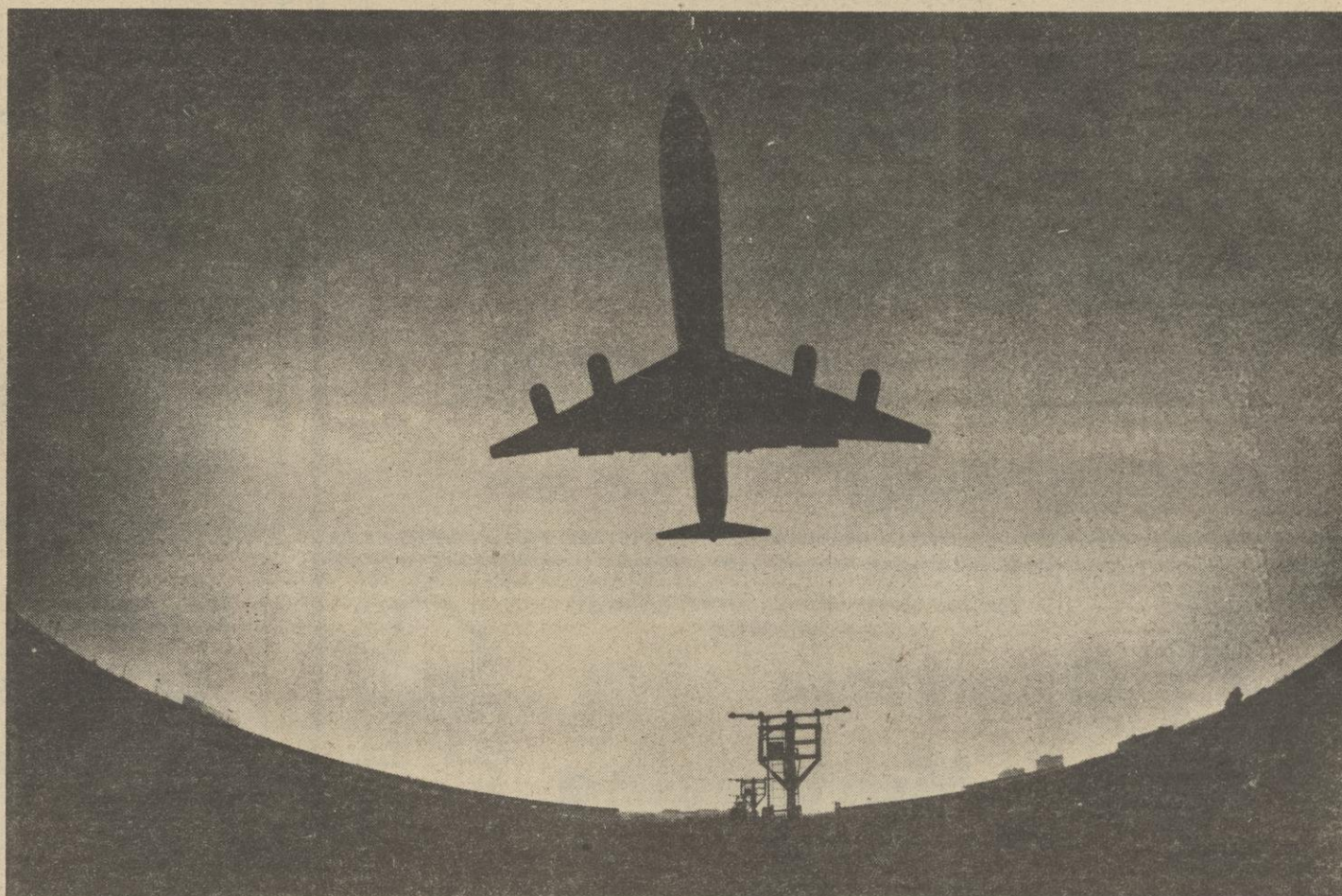
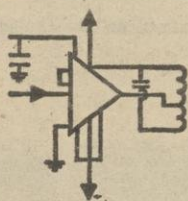
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photo by Harry Diamant

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Draft

(continued from page 9)

and that is one reason why the lottery numbers are drawn every year, just in case. This year's lottery was held March 20.

FOR THOSE OF YOU who have forgotten how it works, you are eligible for the draft during the year that you will have your twentieth birthday. In other words, those who were born in 1954 are eligible right now for the draft, using the numbers drawn last spring.

"I like to think of it as keeping an inventory of the manpower available in case it's needed," said Levine. I, as well as many others, prefer not to think about it at all.

"When you register, you are classified 1-H, that's holding. We routinely will classify numbers 1-95 as 1A, which means that they will be the first to be called if it's necessary," explained Levine. "But, until then no action is taken not even physicals."

All this of course is conditional upon two big "ifs"; if the volunteer army is disbanded or if another Vietnam flares up. The

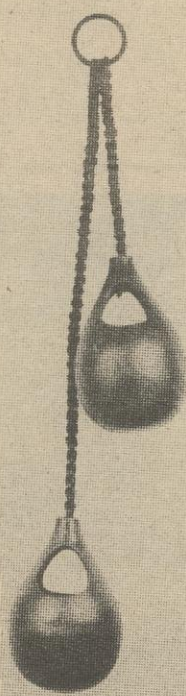
possibility of the first is rather remote, the possibility of the second scares me even to think about it.

OBVIOUSLY, NOT TOO MANY people are thinking about that possibility, at least not those who no longer have to fear the draft. For the first time in many years, freshmen are coming to college without any fear or, it appears, any concern over the possibility of being drafted.

"THIS COUNTRY KNOWS that Vietnam was a mistake, and has learned from it. I doubt if they will let something like that happen again," was one of the answers received from a group of freshmen who refused to give their names.

"There's nothing really wrong with going into the army now," said another, "now that the war is over."

They were laughing as they left. Somehow I just couldn't relate to the idea that the draft was a laughing matter. Even though I never came close, I found the idea or even the possibility of it frightening. I had been concerned; I find the freshmen's total lack of concern somewhat surprising.



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By JOHN ANDREAS
of the Cardinal Staff

It was raining, cold, windy and just about as miserable as it could possibly have been without the world coming to an end. But then it shouldn't have been any other way.

It was March 8, 1972. I was in my first year of college, and attending UWM. Shivering, whether from the cold or out of dreadful anticipation I'm not sure, I sat in the front seat of a beat up station wagon listening to the radio as we traveled to the campus.

WE WEREN'T LISTENING to the songs that morning; we were listening for numbers. Numbers and dates. The dates of our birthday and the number we would own in the draft. March 8, 1972 was lottery day.

I was lucky, as were most of my friends. September 16, drew number 225 that day, and I was free.

I was safe, but there were those who weren't so lucky. They came up with one or two digit numbers, putting their entire future up for grabs.

"I guess that's what pissed everybody off the most," said Bob Vallem, "nobody could make any

Contemplating the draft: reflections of future anticipations

plans for their future."

Back in 1967, Vallem graduated from high school. He had intended to spend his next four years in college, but the government had other plans.

"I KNEW I was going to get drafted so as a precautionary step, I joined the national guard," said Vallem. "It was our way of getting out of the draft back then. Instead of going to Canada, you joined the guard."

"The thing about it back then, was that even if you went to college and got a deferment you were still eligible at the end of four years," Vallem explained. "What good was it to graduate, and then get your ass shipped off to Nam."

Rick Rutledge is now 24 years old. In 1969 he got "shipped off to Nam" right in the middle of his college career. It was the last draft call made before the lottery went into effect. While in boot-camp, just one month after he had

been inducted, the lottery was held. Rutledge was born on June 29, number 353.

"I didn't have a very strong feeling about it," said Rutledge. "I'd known for sometime that I was going to go in, so I just resigned myself to that fact."

"SURE I FOUND IT discouraging. I objected to the war. We had no business being over there in the first place, but I wasn't going to Canada. That would have created too much of a hassle, never being able to see my family or friends again. Going to jail would have been worse," he said. "What you did, was play their little games for two years and get the hell out."

"I don't think," said Rutledge, "that anyone who was in the army at that time can come out feeling good about it. It was a wasted two years, and if anything, the army has made me more of a cynic than I ever was."

Ed Towers, now a pre-law student, graduated from high school in 1969. But before he entered college, he was detoured by the draft.

"I won the big deal of the day," said Towers, "and somebody else did the choosing for me. I was totally disgusted with this country in every aspect. I had wanted to go to school not in the army."

"I DON'T KNOW WHERE I'd be right now, if I hadn't been drafted. If I hadn't been drafted, but I know one thing, I wouldn't be here worrying about exams," Towers said. "I'd have been long gone by now; out working and making some money."

The draft, the agonizing lottery calls, and the fear of having your life interrupted are all in the past now that the Vietnam war is over for us.

The army has gone on a volunteer basis and life is once again sweet and simple, almost

that is.

Recently, there has been some talk of the volunteer army going the way of the dodo bird when it comes up for review next year.

According to Robert Levine, State Director of the Selective Service, it's up in the air right now whether the volunteer army is working or if it will continue.

"INITIALLY THE NUMBER of volunteers dropped off substantially, and all branches of the service were having trouble meeting their quotas," said Levine. "But that has changed. As of June 30 this year, the army will be about 20,000 men below what was expected, while the other branches will be near full strength."

"I'd be surprised to see it end," said Levine, "now that it's so close to achieving its intended goal. You would be pretty hard pressed to prove that it wasn't working."

It may be that the volunteer army is here to stay for awhile, at least while the United States is not involved militarily anywhere in the world. But, as we all know, there are Vietnams all over the world.

The government knows this too.
(continued on page 8)



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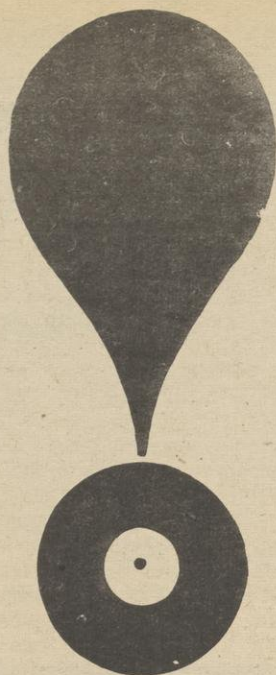
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Letters

(continued from page 12)

"The Coalition". We hope that the avenues of communication between "The Coalition" and Women's Union will remain open and active, giving each group strength and sharing of knowledge. We think we should no longer dwell on the negative aspects of the circumvention but rather the positive aspects and move on. Women's Union has, as a result of what occurred, reaffirmed the autonomy of their group, reaffirmed their integrity and has begun to develop a political ideological basis for Women's Union. The positive aspects are good. Again, "The Coalition" apologizes and the beat gets stronger...

Vote "The Coalition" April 9th and 10th!

The Coalition

To the Editor:

Women's Union accepts and appreciates the apology from The Coalition. At this time, we do not feel that we can endorse any political party running for W.S.A. However, we are willing to work with those organizations in The Coalition and other organizations committed to our struggles.

Women's Union

Williamson St.

(continued from page 5)
get well-known brands here."

Schmall added that the East Side co-op would put its emphasis on "good foods like grains and fresh produce" and "would try to make people more aware of nutrition and what goes into food production."

MEL COHEL, MANAGER OF Fast Shop Foods, an already-existing Williamson Street food store said he had "no objections" to the formation of a grocery co-op on the street.

"People are free to go into any business they want," Cohen said. "The only reason we charge the prices we do is that we have a lot of money to pay out for rent, overhead, and salaries for our help. If this co-op can get along on less, more power to them."

Schmall said that they hoped to beat the overhead costs by having volunteer workers and by catering to all of the people in the community, not just young people and students.

"This area has the highest concentration of elderly people in the city," Schmall said. "We're encouraging them to shop at the co-op and we even hope to set up car pools to help them get their groceries."

THE EAST SIDE CO-OP is not without its critics, though. Some East side residents have charged that the co-op is not making the bonds easily available to elderly residents by selling them only at places frequented by younger people.

Right now the co-op has a temporary set-up located in Nature's Bakery where it holds produce sales. The plan is to locate the co-op across the street in what is now the Milwaukee Paint Company building.

Schmall said that she is "not worried" by the talk that the Mifflin Street co-op is having problems.

"What happens on Mifflin Street reflects only that neighborhood. It has nothing to do with us," Schmall stressed. "All I know is that we need a co-op here, and I think we can support one."

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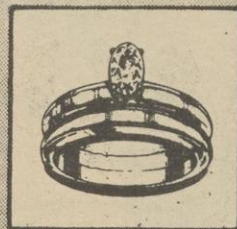
To the Editor:

Since its conception in 1968, the Wisconsin Alliance has been working to replace the perverted economic system of the United States (i.e. capitalism). Sexism and racism are integral aspects of capitalism; they both create barriers between working people which prevent them from seeing that they are a common group with common interests and the same enemy. The University of Wisconsin is an integral part of the capitalist system. The U.W. trains people to run the system, its science and social science research serves the system, its science and social science research serves the system, and it promotes racism and sexism and the elitist desire to rise above other people.

We believe The Coalition will seriously fight against racism and sexism on the U.W.-Madison campus. This is indicated by the membership in The Coalition of such groups as the Open Centers Committee, the Black People's Political Alliance, the Asian Union, and the Student Association of Business Women, as well as individual candidates who are members of campus women's organizations.

For the above reasons, we are participating in and actively support The Coalition in the upcoming W.S.A. elections.

The Madison Chapter of
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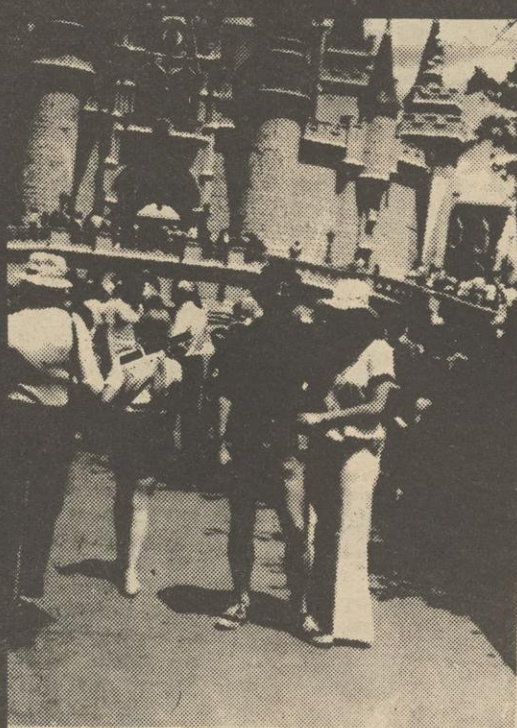
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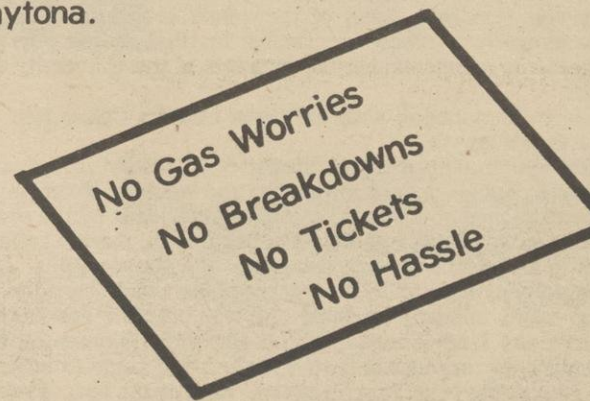
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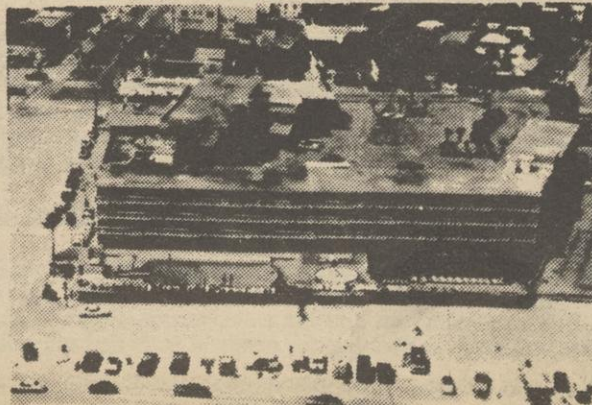
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Cardinal

opinion & comment

PRIVATE PROPERTY TRESPASSERS will be VIOLATED —Madison Tenant Union

The typical lease is an unreadable document. Few renters have the patience to read carefully through the small print all the way down this legal-size form. Silently, one might say, "I wish someone would translate this into English"; more often, tenants finally sign leases without fully understanding them.

In individual instances, tenants negotiate "additions" to the lease—for example, some landlords may agree in writing to make a specific repair. Other tenants have insisted that one or another clause be crossed out before they sign. These are good and to some extent helpful ideas, but now you have the opportunity to go to landlords with more—your own lease, written by tenants instead of by and for landlords.

WHEN THE Madison Tenant Union was formed some five years ago, it was decided that MTU would write a model lease and work for its use through collective bargaining, to create a structure of locals and a stable membership made up of people on the lease. One large central city landlord agreed, after organizing and bargaining took place, to offer it in his buildings; several small landlords, when approached by individual tenants, agreed to sign it with them. One small landlord, recently presented with the new MTU lease (revised and updated in January of this year) by three tenants, agreed to sign and called it "the best written lease I have ever seen."

Arbitration is central to the MTU lease. Without a grievance procedure, tenants' recourses are

limited to approaching a landlord for favors—or, taking or being taken to court. Therefore, the MTU lease contains first of all a provision allowing binding arbitration by a three-member board that can be activated quickly and act summarily. Second, whereas "standard"

be added to without agreement by both landlord and tenant. Astonishingly, the WB-20 "standard" lease contains a line which allows rules to be added unilaterally by the landlord on 28 days notices.

Most leases hold landlords responsible for providing heat and other essentials, but without any enforcement or remedial solutions in case a problem arises, too many tenants have found that these clauses are lip service and nothing more. The MTU lease also explicitly gives tenants the right to move to a motel in case of temporary failure of heat which goes unattended by the landlord.



leases read "the security deposit shall be...", inviting landlords to ask for the equivalent of a month's rent or more as security, the MTU lease spells it out. The security deposit will be no more than the equivalent of one-half month's rent if tenants agree to be "jointly liable" for rent payments, or the equivalent of one month's rent if they choose to be "individually liable", that is, each responsible for his or her proportional share.

The MTU lease alone allows roommates this choice—a choice that should have been tenants' a long time ago. The MTU lease specifies that if there are to be rules, they must be set at the beginning of the lease and may not

THE MTU LEASE makes you a member of the union as a whole; and the union will back you up. The sole expense of the MTU lease is \$1 a month in dues, sent in addition to the rent and passed on to the MTU by the landlord—a "dues checkoff." The dues are not a simple contribution or payment for services. They are the basis of an internally funded union. The money pays immediately for costs of printing these leases and other material; it also keeps the union in existence.

As important as any of the differences between the MTU lease and others—both to tenants and to MTU—is the fact that the MTU lease is written in clear, comprehensible language. Read it. You'll be amazed. The MTU lease calls the "Lessor" the Landlord again, and the "Lessee," "Tenant."

Open forum

Cyrena's inadequacies

—Asian Union

There is a lie circulating around that University of Wisconsin-Madison's campus Affirmative Action Office office is one of the most progressive in the nation and much of the achievements of Affirmative Action is due to the efforts of Cyrena Pondrom. While we do hold Cyrena Pondrom responsible for anything Affirmative Action has or has not done, we question the basis for any kind of rumor which glorifies Madison Campus' Affirmative Action Office or Cyrena Pondrom.

Asian Union finds the Affirmative Action Office nothing less than inadequate in dealing with the problems Asian Americans have on the campus. Cyrena Pondrom, head of the whole program, does not represent the interests of Asian Americans for that matter, Cyrena Pondrom represents no one except the interests of the University Administration.

Asian Union, in conjunction with the Open Centers Committee accuses Cyrena Pondrom of:

1) Misusing and misrepresenting statistics to justify Affirmative Action's negative policies toward minorities and women. To cover up and ignore the existence of problems of Asian Americans by the use of statistics, statistics so sloppily gathered to begin with, merely reflects the mechanistic and dehumanizing designs of the University.

2) Working actively against those organizations which work for the interests of so-called minority students and women. She has worked actively against any kind of meaningful program for women on this campus. She has been responsible for the exclusion of Asian Americans in such programs as the Five Year Program and for the lack of multicultural programming which includes Asian Americans. She has completely ignored the Open Centers Committee in its efforts to gain meaningful and effective multi-cultural programming in this University.

3) Knowingly obstructing information from the Open Centers Negotiating Team about \$136,000 worth of money earmarked for multicultural programming available for use in her office. While Paul Ginsberg kept giving sorry excuses for the lack of funding and the necessity for the University to establish "priorities" regarding minority groups, Cyrena Pondrom comfortably has at her disposal \$136,000 specifically earmarked for multi-cultural programming.

4) Masquerading as working for the interests of people of color and women, while working actively against their interests.

In view of all of the racist and sexist acts which Cyrena Pondrom has committed against people of color and women, we call for the resignation of Cyrena Pondrom and for a replacement who is more sensitive to and effective in meeting the needs of so-called minorities and women.

Letters

The Daily Cardinal encourages its readers to write letters To the Editor about issues presented in the paper or other areas of readers' concern. Please keep them short and include your name and telephone number. We reserve the right to edit them for grammar and spelling, not content. Address your comments to:

Letters to the Editor
The Daily Cardinal
821 University Ave.
Madison, Wis. 53706

To the Editor:

"The Coalition" sincerely apologizes for violating the integrity of Women's Union by including the Women's Union as a part of "The Coalition" before the entire Women's Union voted on it. In the confusion of the circumvention of the group's policy decision-making process, the intentions of "The Coalition" were misrepresented. It was not to use Women's Union, but rather not to exclude them from a powerful, unified, progressive coalition. "The Coalition" believes that it is appropriate at this time to formally withdraw our request for Women's Union to be a part of

(continued on page 11)

My heart is a song: heavy with sadness for my people; cold with the knowledge that no treaty will keep whites out of our lands; hard with the determination to resist as long as I live and breathe. Now we are weak and many of our people are afraid. But hear me: a single twig breaks, but the bundle of twigs is strong.

—Blue Jacket, a Shawnee chief, after the signing of the Greenville Treaty giving whites a large piece of Indian territory in Ohio, in August, 1795.



FOR THE PEOPLE

—Kwame Salter

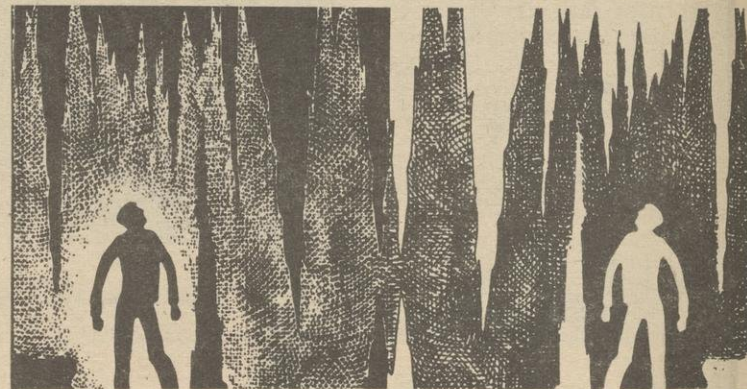
Using the "authority and prestige" of science, people like Arthur Jensen have resurrected racist myths and fantasies that are as old as American racism itself. Like their sleazy counterparts from the past, they too are more interested in influencing social and political policy than in measuring the size of another's skull. The recent academic implosion of racism is, like always, an upper class inspired, motivated, directed and financed campaign to shore up their defenses against human progress and social enlightenment. Confronted with a wild and spiraling inflation, astronomical prices, disappearing industries and jobs, the laboring people of America were becoming too pre-occupied with survival to nurture and tend to the flowering of racist explanations for their plight.

Under the demonic guidance of Mr. Nixon, the value of white skin privilege was fast declining. Ground beef was \$1.19 a pound everywhere. Even suburbs were being transformed into elite ghettos through a series of governmental manipulations that controlled gasoline purchases (thereby controlling mobility); limited convenience and comfort via 68 degree flats; and, rendered needed foodstuffs either inaccessible, or priced it out of reach. The situation so deteriorated among the 'middle-class' that they took to borrowing the lower-class tactics of boycotting and demonstration.

SUDDENLY DEVELOPING in America was a basis for inter-class unity and dialogue. The presence of "niggers" could no longer suffice as convincing explanation, nor could using the rate of unemployment for blacks serve as the invidious comparison it once had. There was just not enough distance between being 'white' in America as contrasted to being 'black'. All of the traditional and new devices used to highlight and illuminate the distance were failing. Selective firing of blacks before the wholesale laying off of all workers was not enough to mitigate the effects of this new recession.

Room had to be found so that applications for work by whites could be thrown away—along with the black applicant's. Even George Wallace could not insure White Supremacy. Racism was not feeding anyone. Truckers engaged in mass civil disobedience rather than lynching a few Negroes. People began to demonstrate against their leaders instead of their victims. Rednecks were being replaced by realists. It appeared that Richard M. Nixon had done what revolutionists past and present had failed to do, i.e. organize the American people along lines that discounted "isms" and concentrated on who controls what for whom. All the King's cabinet ministers and all the King's men seemingly couldn't put it all back together again.

This is not to say that racism had become a thing of the past. No, more accurately racism had become a luxury. And, like all luxuries to be enjoyed, leisure time was a pre-requisite. Now, who had more leisure time than most in society? Who could spend time debating the number of teeth a jackass possessed? Who could write tracts and treatises on the "bowel movements of white rats" while the scarcity of food and transport threatened the regularity of human bowel movement. Who could take the people's attention off their stomachs and in the process suggest that the causes of their hunger are people who are much worse off than themselves? Someone had to make racism popular again. It was the same people that salvaged a dying capitalism early in the middle twenties by implicating Black-poor and immigrants as the major



graphic from the Amherst Student

causative factor in America's domestic bad scene. The intellectuals, college professors, and 'experts' are always in the market to be bought, sold, or rented. They alone could provide the inconclusive yet conclusive proof that: "it's who you live or work next to that is the problem, and not who lives off you and works you." Their message was as simple as their method. Simply put, the message went something like this: "America needs new social policy to guide it in its treatment or mistreatment of the Black-poor."

THIS POLICY SHOULD recognize what a bigot has suspected since birth—that if he/she is born white, regardless of his economic position and wealth, he/she is superior to blacks. In addition, this policy shall cost less because if a person is born dumb, uplift is impossible. Above all this policy will not tolerate questionable realities like racial discrimination, poverty, and loss of opportunity. This policy shall recognize as doctrine the IQ difference between whites and blacks." After conceptualizing the policy, the experts began assigning statistics, numbers, and correlations to racist notions and myths that had become to rely more on venom and practiced ignorance.

Racism was once again respectable. To debate (in face of refuting fact) black inferiority was not racist—it was 'academic freedom.' To withdraw support for a racist-free society was not capitulation to racist forces but wise use of limited resources. To blame the victim for his victimization was not insensitivity but acceptance of freshly unearthed scientific findings. And now it appears that the national topic of discussion might well become 'skull measurements' instead of social movements. For those who think that I was born dumb because I was born black, I only hope that you're smart enough to understand what I'm saying.

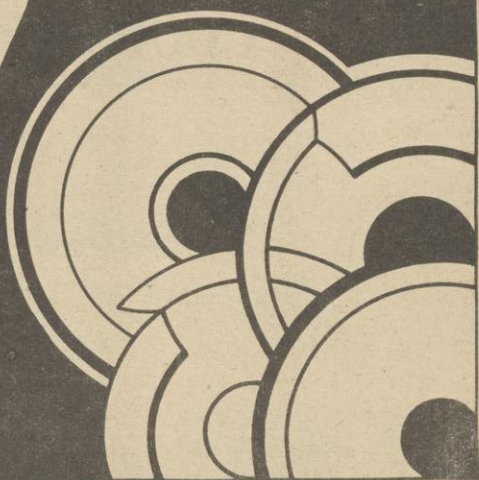
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Macbeth Aboriginal and ritualistic

By ALLEN B. URY
of the Fine Arts Staff
The Madison Theatre Guild production of *Macbeth*, playing at Memorial High through Saturday, is a valiant attempt to capture the primitive mystery and savagery of Shakespeare's classic tragedy of ambition and disintegration. Although the overall production design is fascinating and the lead performances superb, *Macbeth*, is marred by hopelessly poor sup-

porting players and uneven direction in the play's climax. Director Richard Harrison has focused on the aboriginal and ritualistic elements of the drama, staging it amidst a stunning pseudo-Stonehenge recreation, his players often hidden behind bizarre animal-like metal masks. Bill Power's creative set design and Donald Weigt's brilliant lighting effects create a haunting atmosphere of murder and intrigue which is both timely and

timeless. It is when the players are left to their own devices, however, that the weaknesses of the production begin to show through.

THE BEST PERFORMANCES of the night are given by Jeffery

Golden in the title role and Barbara Berge as his cold, power-driven wife. Golden was able to avoid the traditional pitfall of playing *Macbeth* as a witless, hen-pecked husband, who falls prey to his wife's diabolical scheming, and instead has created a capable but confused individual who is driven mad by his quest for power and his inability to control it. His constant soul searching is in direct contrast to Lady *Macbeth's*

maniacal and passionate ambition which leads to her own final destruction.

If the remaining performances had been as credible, *Macbeth* could have easily been an absolutely stunning production. Instead, the supporting players all seem to have pulled out of a high school acting class a week before having been off script for the first time. The exceptions to this rule are Ray Burns as Banquo, Mark Jones as Malcolm

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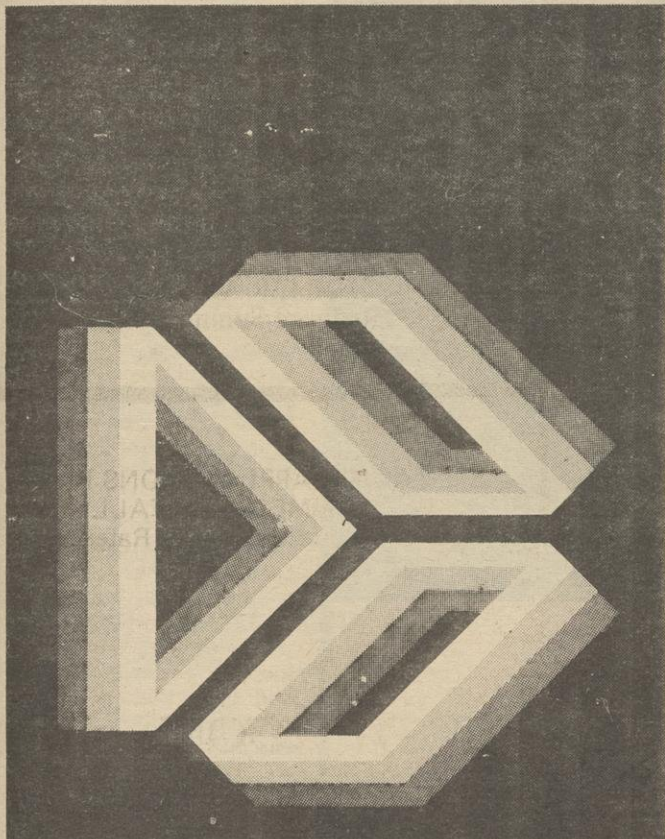
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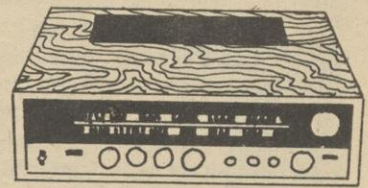
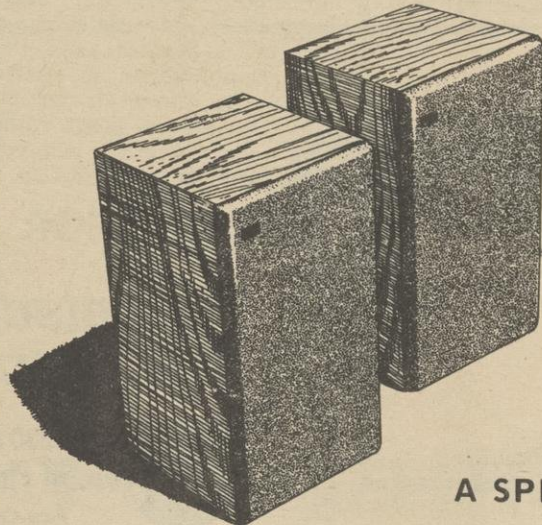
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so — come,

take a break,

relate,

and levitate.

RECORDS

Electric Light Orchestra
On the Third Day
United Artists LA188-F

The Electric Light Orchestra finally discovered their own distinctive sound. The first ELO album was performed by the Move with extra violins and cello. Their second featured an almost entirely new band with a somewhat rougher sound and numerous classical music progressions. The material was fair, but it seemed as if they hadn't quite gotten themselves together to create shorter and more conventional songs rather than the lengthy run-ons. Throughout On the Third Day, as

in the past, the cello and violin play a major part in the now shorter and more solid compositions—they contribute greatly to carrying the melody rather than remaining in the background.

Some of the compositions show signs of possible Beatle influence, with numerous attempts at Beatle harmonies sung at a louder volume. "Bluebird Is Dead" is quite similar melodically to some of John Lennon's early solo works, with a laid back vocal and slow blues pace executed by the hard-pounding drums. "New World Rising" reminds me a bit of the Beatles' "A Day In the Life." As the lyrics in the latter song con-

cern the realization of a day's events, the lyrics of "New World Rising" concern the change in people's dispositions during the first signs of a "new world rising." Strings and synthesizers build to a crescendo several times throughout the song with Beethovenic themes at the peaks (as crescendos build in "A Day In the Life") to portray the approaching "new dawn."

THE TWO HARD ROCKERS on the album are "Ma-Ma-Ma Belle" and "Dreaming of 4000." Jeff Lynne plays a typical rockin' guitar on the former—the strings seem a bit out of place as they try to stay on the same level with the loud guitar. Unfortunately, the song seems to lose its vocal enthusiasm by the end, and almost comes to the point of falling apart when a dreamy transitional interlude picks it up and leads to "Dreaming 4000." This song opens with an extremely loud, fast guitar riff, which then undergoes numerous tempo changes to create one of the more interesting songs on the album.

To exercise their musical versatility, ELO has even recorded a heavily rhythm and blues influenced number entitled "Showdown." Its melody is almost identical to "I Heard It Through the Grapevine"—infectious, funky and heard on numerous commercial rhythm and blues songs.

"Daybreaker" and their adaptation of "In the Hall of the Mountain King" are the only two instrumentals on the album. The former features variations on a popular Beethoven theme and is one of the weaker numbers on the album, while "In the Hall of the Mountain King" is one of the strongest. This version is not as simplistic as the one popularized by SRC several years ago, which featured the familiar melody carried by loud guitars. In ELO's version, the cello and violin provide the melody with Bev Bevan's drumming carrying the beat. The strings slowly increase in intensity until they've practically taken over the driving force and slowly carry the listener to the climax.

The ELO takes an unusually interesting approach to contemporary rock music with their use of electric violin and cello as dominating instruments throughout much of their material. The lyrics may be nothing special and the vocals are a bit raspy at times, but musically, they're one of the more innovative bands around today, and this album is an excellent representation of their capabilities.

Andy Stone

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The Quiller Memorandum, with George Segal Alec Guinness, & Max von Sydow, B-102 Van Vleck, 8:30 & 10:30.

The Other, directed by Robert Mulligan, 6210 Social Science, 8:30 & 10:30.

Von Richtofen and Brown, directed by Roger Corman, Union Play Circle, 2, 4, 7, & 9.

MULOMARCH

There will be a march of MULO workers to Chancellor Ed Young's office today to hear his response to MULO demands. Meet in front of the Union at 2:30. There will be a picket line in front of Bascom afterwards.



Arty Party

"Cigarettes, cigars anyone?" announced a striking woman in a chorus girl outfit to a group of people entering from Williamson Street. For a moment the group, fascinated by the scenario, stood gazing at the packed room of people dancing to the driving beat of a blues band. Hanging from the ceiling were a number of kites of various designs and shapes, turning slowly in space. Against the white walls, lit up by the ceiling lights, were several unusual drawings and prints.

THIS WAS THE SCENE of the opening night of Gallery 853 which introduced itself and the works of Lucine Fulgauras to Madison last Monday night at 7:00. Ms. Fulgauras, a soft spoken woman presently residing in Madison, has, like many good artists, been working with different forms of art since her childhood. She says that she doesn't have a favorite art form and that her preferences are measured by her successes. Of the successes, she has exhibited in Detroit and most recently in Orlando, Florida.

Greatly appreciative of Dan Yopak's gallery, she explains that most galleries tend to alienate experimental artists because of their avid concern about money, and their strict limitations to specific products stifles innovation. The Gallery, she says, is a long needed alternative to the stuffy formality and the inflexibility of establishment galleries. In her own words, "This is a place where artists can come and hang out without feeling pressured."

The concept of the kites with which has been working for a year, she sees as having a two-fold purpose. "Not only is it an art form, but it is also a toy and I like things that hang," she said.

Later in the evening, a band called Shakedown arrived at the same time a 15.5 gallon barrel of beer was brought out. While the

band set up, a photographer-writer showed slides in Yopak's private studio of the Belgian Congo, where he had been a River Boat Captain for six months.

UPSTAIRS, WHERE a sort of artists' clan resides, were pockets of smaller parties—spill overs from the one downstairs. Of the people who live on this floor, a photographer, a model, a painter, and a poet are among the few.

By midnight, over 100 people had walked or danced through the Gallery, most in some way involved with an art medium. A film maker explained somewhat

confidentially that the artist whose exhibition is most eagerly awaited is that of Dan Yopak himself.

Rising from the din of the opening night of the Gallery was the distinct sensation that those who feel the need to offer an alternative to established ways of thinking were gathered here—that something was in the making. As one woman who is a social worker and lives upstairs said, "Madison, next to Berkeley and Ann Arbor, is the most exciting place in the United States politically." It is more than evident that this quality applies to the arts in Madison.

Keep America Beautiful

CALENDAR

TODAY

Joyce Mathis, with the West High School Choral Ensemble at the Union Theater 8 p.m.
Robbie Clements at Union South Red Oak Grill 8:30 p.m.
James Rensink, junior piano recital at Morphy Hall in the Humanities Bldg. 7 p.m.
Marc Fink, faculty oboe recital at Morphy Hall in the Humanities Bldg. 8:15 p.m.
Shanghai Rangers at the Nitty Gritty, 223 N. Frances St. 9 p.m.
Mimi Farina at Good Karma, 311 State St. 9 p.m.
Teddy Jackson at Howard Johnsons, 525 W. Johnson St. 9 p.m.

THURSDAY

Monte Bedford, senior oboe recital at Morphy Hall in the Humanities Bldg. 2:15 p.m.
Allan McMurray, trumpet, DMA Chamber music recital at Morphy Hall in the Humanities Bldg. 7 p.m.
Bill Camplin Stiftskeller in the Memorial Union 8:30 p.m.
Chicago Daily Blues at the Nitty Gritty, 223 N. Frances St. 9 p.m.
Teddy Jackson (see Wednesday's listing)



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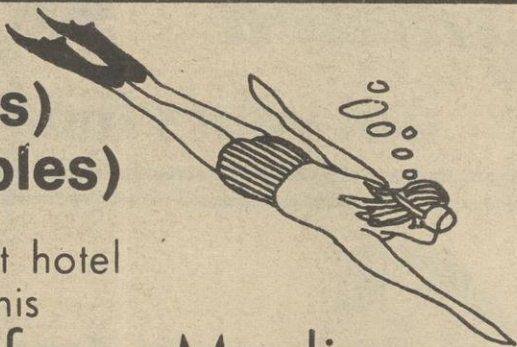
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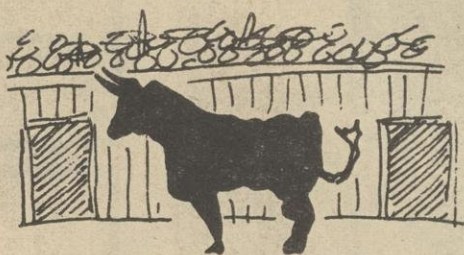
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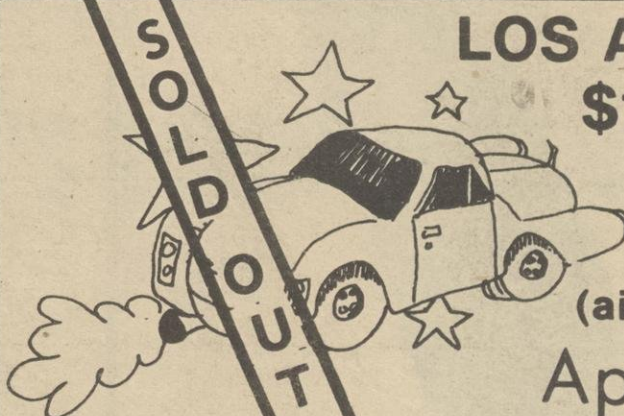
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Jazz giant steps out

By DAVID W. CHANDLER
of the Fine Arts Staff

Joe Henderson
Multiple
Milestone M-9050

Joe Henderson impresses in so many ways it is difficult to list them all; but when words get in the way, this album will fill the abyss—it is a striking sketch of each of the areas of excellence staked out by this musical genius.

He not only plays tenor sax with his customary elan, but also flutes, soprano sax, percussion; sings; and is the author of three of the five tunes and the arranger of all of them. The result of this prodigious individual effort is a telling compilation of the evidence for Joe Henderson's consideration

as the leading tenor player active today.

HENDERSON'S RISE TO the status of a jazz giant might be called an accident of timing by those who have not carefully followed his career. Certainly the changes of the past few years in the world of jazz have aided in bringing Joe to the front. The rise of the various jazz/rock fusions—the Mahavishnu Orchestra, Chick Corea's Return to Forever, Larry Coryell's Eleventh House, etc., have focused the energies of many jazzmen, as well as fueling a new burst of attention from the public.

Meanwhile, the thrust of the manic innovations and relentless expansion of the sixties' avant garde (which made the jazz/rock

fusion possible) has largely petered out, at least as a major force. The result is a big opening in the forest for artists like Henderson and Freddie Hubbard, who have been quietly building technique, ideas, and assembling credentials away from the glare and glitter of stage-front. Now they are being rewarded with the sunlight and attention they have deserved all along, and the results have to be good for all concerned.

But Henderson is not some fly-by-night who happens to be in the right place at the right time. The firm foundation he has built over nearly twenty years as a professional jazzman is going to keep this artist around a long time, and the new popularity he

(continued on page 19)



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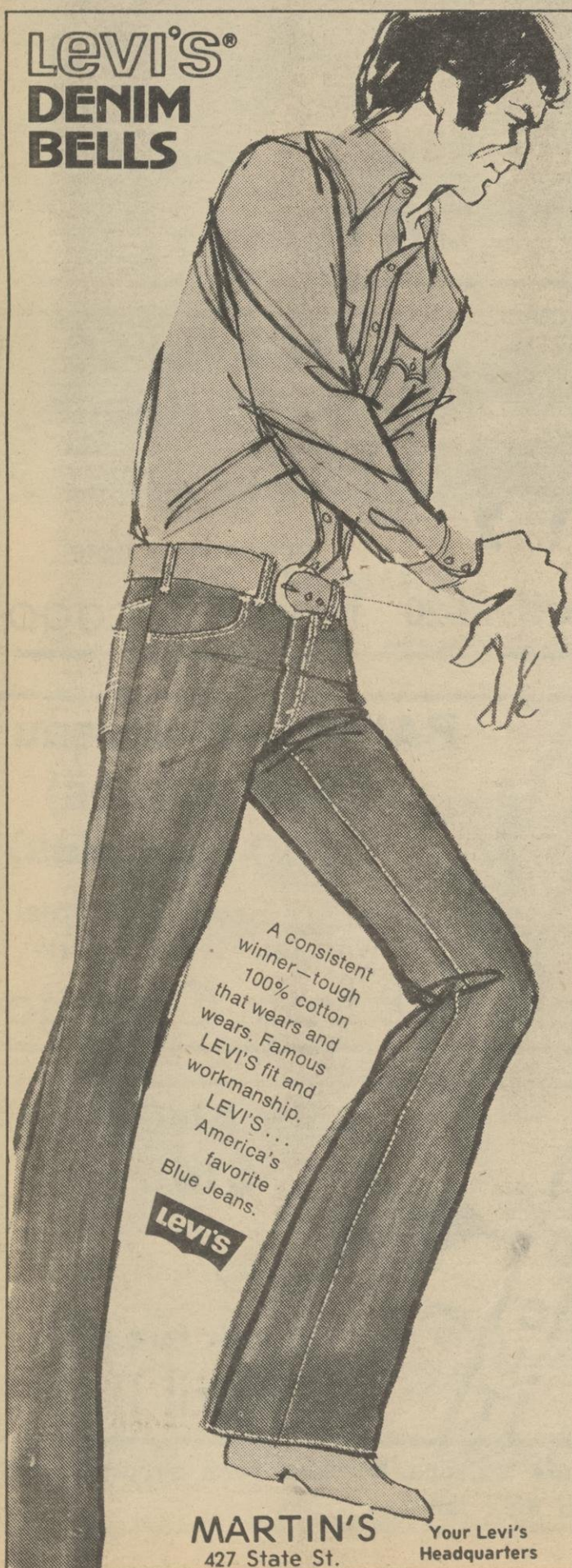
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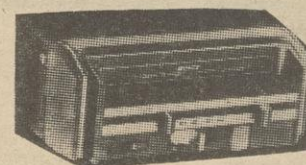
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More Henderson

(continued from page 18)

has achieved, along with his penchant for hard work and his boundless creativity, will certainly make him one of the giants of this and the next decade.

The root of Henderson's impact as an artist is his ability to use all the possibilities inherent in the tenor sax, that most pregnant of all instruments. Henderson came to New York from Detroit in the early sixties and spent years playing with all the masters of the avant garde, watching and learning to stretch his instrument in the manner of Pharoah Sanders and the rest. But his recordings for Blue Note and other labels indicated an ability to play many other styles also, as he worked with a broad range of artists and in a broad range of genres from cool to bop, to hard bop, to swing, to Latin.

AFTER FORMING HIS OWN GROUP in 1970, Henderson became diversity incarnate, and has issued a string of recordings on Milestone—some eight in three years, all of which have caused amazement in the world of jazz.

Henderson's style as a musician is clearly rooted in the bop era, in that he is primarily concerned with the melody—a component which was shoved to the darkness by the avant garde players' preoccupation with rhythm and dynamics. But Henderson has revived the melody, while maintaining the innovations of the avant garde.

He uses the harmonic ideas of the boppers, and integrates the new rhythms, tones and dynamics of the sixties players. The result is a classic example of a fusion of styles into a unique creation, a forging of components into a whole that stands taller.

Perhaps only Sonny Rollins is a peer of Henderson in this ability on the tenor and as a composer. Like Rollins, Henderson in action uses his musical background and conception to attack the melody of a song. He states the theme and then proceeds to wring all the possibilities out of each sub-theme, pulling every pattern apart like a musical Eli Whitney—always with a combination of childish curiosity to see what makes this tune work, and the consummate artist's ability to not only put the song back exactly the way he found it, but to go further and put it back together **BETTER**, as a creation unique because of the spirit of the man who has touched it.

THIS GIFT AND ABILITY infects everything Joe Henderson touches. Multiple is no exception, although it must come even more highly rated because Henderson here begins to stretch his artistry and conception even further by venturing to use overdubs to enable him to produce the album almost single handed. Joe Henderson has both the courage to try something like this and the ability to make it succeed completely.

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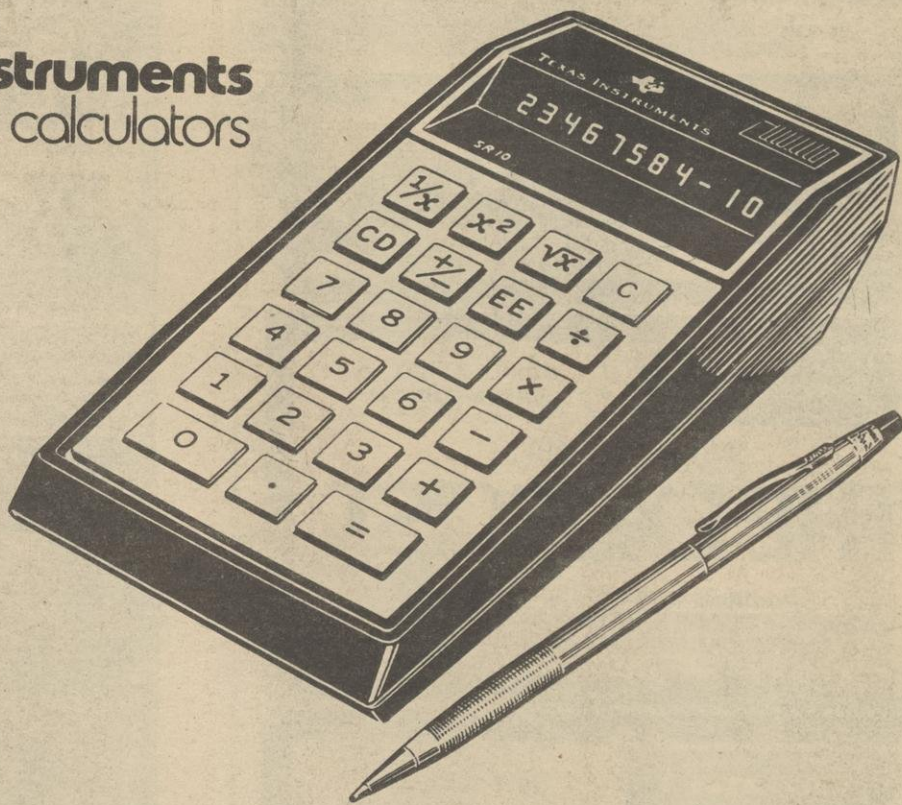
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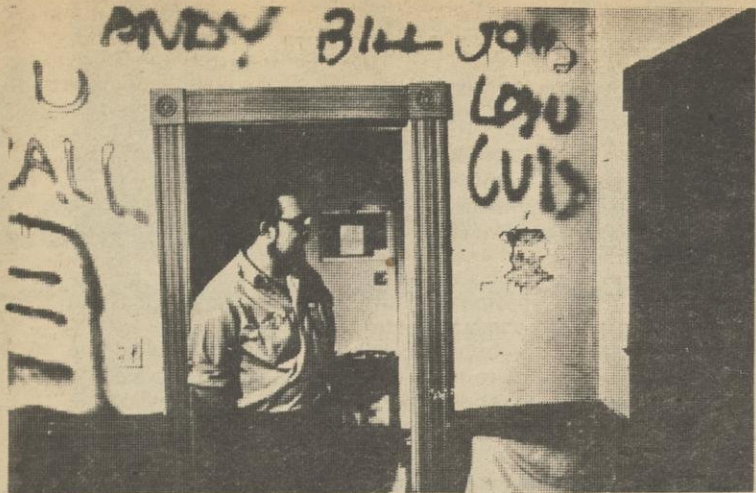


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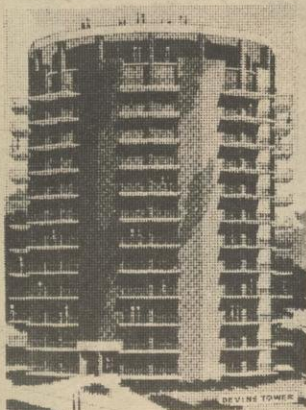
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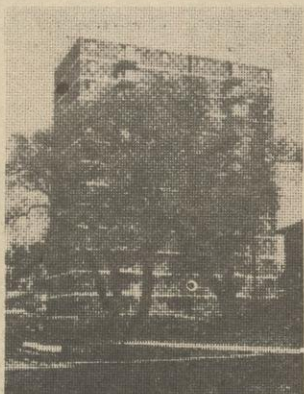
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By RON BRADFISH
of the Cardinal Staff

It's generally agreed among Central City residents that the biggest and most powerful band of highway robbers in Madison are the landlords. But what can you do about it?

If you want to make something of it, you're pretty much limited to cursing and beating your fists against the walls, unless you're in the mood for pitching your Junior Trailblazer pup tent in a vacant lot or the railroad yard behind Ogg Hall—and hoping nobody will catch you.

THE LANDLORDS have got you over a barrel. They don't have to let you live in their dumps on Mifflin, Main, Doty, or any of their other ghetto neighborhoods in the city. There's plenty of other people in Madison who are stupid enough to pay two or three times what an apartment is worth and never complain about anything. But then maybe there aren't.

Up until the formation of the Madison Tenant Union (MTU) in 1969, there really wasn't too much that an individual tenant could do when he was getting burned by a landlord who didn't seem to care about anything outside of collecting his ample money every month.

MTU started organizing renters into groups that could bargain with owners and try to bring about some sort of negotiated settlement to grievances. If negotiations failed, the MTU tried using weapons like boycotting, giving the landlord bad publicity, or picketing before resorting to its big gun, the rent strike.

"The rent strike is the last step in a whole organizing process," according to Jeff Kannel, a

spokesman for the Madison Tenant Union. "We try the negotiations and bargaining first. If that fails then we go out on strike, but only if we think we have the support to pull it off."

"LANDLORDS JUST AREN'T willing to recognize a tenant union because they don't want to give up any of the power they have," Kannel explained. "Many landlords refuse on that principle and are willing to fight for keeping their power just like management did in the early days of the labor strikes."

Kannel cited the Phil Engen rent strike of 1969-70 as an example of how a landlord was willing to risk "great financial loss" just so he wouldn't have to recognize and deal with an organized tenant union in the future.

The steps leading to the Engen rent strike started with a series of tenant complaints from residents in Engen-owned buildings.

Complaints continued to flow

tenants and deposited it in a Canadian bank. More renters joined the strike a little later and the amount of rent the tenant union was holding in escrow rose to \$24,000. More than 80 tenants had agreed to take part in the strike.

Engen attempted to break the strike, according to MTU, by sending "threatening letters to the parents of student tenants," attempting to find out the names of tenants involved in the strike to "blacklist them," and by charging MTU organizers with "conspiracy to interfere with lease contracts." The last step led to Engen's first court move to try to end the strike. Thirteen MTU organizers were subpoenaed and brought before a grand jury for "discovery hearings" on the conspiracy charges.

"It ended up completely in the courts," Kannel said. "It turned into a big legal mess."

"Kannel considers the Engen strike to be in some ways a victory

Rent strikes: Past and

into the Tenant Union office against Engen charging him with high rents and poor building maintenance. Several bargaining sessions led to no resolution of the problem.

ON FEBRUARY 17, 1970, the Madison Tenant Union announced a rent strike against Phil Engen. The tenant union had collected \$14,000 in rent money from Engen

for the MTU although they lost the major part of the legal hassles, because Engen decided to sue the individual tenants rather than the tenant union as a whole.

"HE GAVE IN ON every demand we made except for union recognition," Kannel said. "It ended up with both of us getting a lot of publicity and suffering a big financial loss."

Phil Engen, who pretty much came out as the "heavy" in the strike, also looks back on the incident as a loss for both sides, but claims that he thinks the tenant union could have gained much more "if they had been willing to take some of the pie instead of all of it."

"MTU was trying for a bigger thing than just an improvement of the conditions of those tenants," Engen declared. "Their big thing was that they wanted to prove that tenants had the right to negotiate rents. It just never got down to that issue."

Engen said that he was willing to agree to all their demands except the union recognition one because he didn't want to set up any "long term rent deal."

"THERE IS JUST no way that an owner has any control over the costs of maintaining a rental unit, yet these people expected me to agree to their controls on how much I could charge them for living in that unit," Engen said. "What would have happened to me during this energy crisis when

(continued on page 21)

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(continued from page 20)

Photo by Art Pollack

understand what was going on down there."

KANNEL THINKS THAT the friction caused by what appeared to be a full-scale war down in the Central City, hurt the real cause because it obscured the issue of excessively high rents.

"You can't just jump into a rent strike like that," Kannel explained. You have to build the struggle in the eyes of the public. People just didn't understand it. They thought it was a war," he added.

which the tenant union went strike crazy and called four strikes at the same time. It was in December of 1970. None of them were particularly successful and one, the tenant union admits, was an out and out mistake.

"We had just won a strike fairly easily (the Marcus strike) and we were too cocky," Kannel said. "We really didn't have the strong tenant support we needed to pull it off."

SOME OF THESE STRIKES failed, some didn't. But the tenant union thinks that the big victory gained out of strikes is in the value of the threat of a strike.

Since the times of the big strikes, all we have to do is start doing a little organizing and some improvements come automatically," Kannel said. "These strikes have had a definite effect on people."

The Madison Tenant Union hasn't been involved in any strikes lately partly because they are still a couple thousand dollars in debt from the strikes of a few years ago and partly because there hasn't been the right kind of support to pull off a strike lately."

opposing armies.

"I think that the whole purpose of the strike got lost somewhere along the line," Jeff Kannel recalled. "Everything got pretty wild, and most of the city didn't

heating and other costs all rose?"

The tenant union ended up giving Engen back his "\$24,000 plus paying out court costs and other expenses that put the union several thousand dollars in debt.

Probably the most colorful rent strike in Madison history came during the summer of 1970 when landlord Bill Bandy employed gas warfare, legal action, and the muscle of the C.C. Riders motorcycle club to try and clear out the "bums" that refused to pay rent on his Mifflin Street buildings.

The Mifflanders charged that Bandy doubled the rents directly after he bought the buildings from Governor Patrick Lucey. They directly refused to pay any rent.

IT ALL STARTED with an eviction notice. Bandy had just bought the houses and because he was unable to collect the rents, he decided to evict the residents in all four of his places on the 400 block of West Mifflin. The District Attorney refused to evict the tenants on the grounds that Bandy couldn't supply him with their names.

Bandy then leased the buildings to the C. C. Riders apparently in hopes that they could scare or force the residents out of the four buildings. Bandy and the C.C. Riders began Phase Two which included getting into fist fights with Mifflin Street tenants and dumping pesticide gas on the floors of some of the Bandy houses to "fumigate them" while residents were sleeping.

Bandy's primitive attempt at using World War I gas warfare methods to get at "the enemy" failed: he ended up in Dane County Court charged with disorderly conduct.

Neither side started to scale down the war effort until on September 30th Bill Bandy's panel truck was tipped over and set on fire by Mifflanders following a fierce rock fight between them and a Bandy platoon of about six C.C. Riders.

BANDY, WHO WAS GENERALLY considered to be "nuts" by people on Mifflin Street, was quoted as calling Mifflin Street the "only place in the United States where complete anarchy exists."

"It's become a matter of principle with me," Bandy blubbered, following the Pesticide Gas Campaign. "I'll get them one way or another. Either they'll pay my rents, or they'll get out."

The Mifflin Street strikers got out finally—as did Bandy, who left Madison for parts unknown a year or so later. Nothing was really settled according to the Madison Tenant Union, who worked simply as moderator between the two

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Play Ball!

There are a lot of uncertainties today in America. People are wondering just how long Nixon will remain in office. They're uncertain whether or not they'll be able to run their air conditioners this summer. And they're wondering whether they'll have to pay more than an arm and a leg for a steak.

But things aren't completely in a state of confusion. That life-giving entity called spring has arrived, thus signalling robins, frisbees, halter-tops and, of course, baseball.

And in the tradition of the Cardinal, it's time for the annual major league predictions. I sat down with a friend and avid baseball follower, Tim MacInnes, and arrived at my predictions by using the patented rating system of former Cardinal Sports Staffer Bill Kurtz. Here are the results:

NATIONAL LEAGUE EAST — It looks like a three-team race here, with St. Louis, Pittsburgh and New York battling for the top spot. The Cards get the nod to edge out the other two by virtue of some wise trading and a good group of improving young players. Reggie Smith has to be a stabilizer in the center; and with Torre and Simmons, he's the heart of a solid lineup. The Redbirds' pitching is better than average.

The Mets did virtually no trading, and that means the dynamite pitching staff of Seaver, Koosman, Matlack, Stone and McGraw will be back to torment the rest of the league. The hitting is suspect, as usual, but the Mets are the best tribute to the notion that pitching is what makes pennant winners.

Just ask the Pirates. The Steeltowners had their usual terrifying hitting last year, but the pitching just wasn't there. The Bucs got two solid hurlers over the winter, Ken Brett and Jerry Reuss, but gave up Dave Cach and Milt May to get them.

No doubt the biggest story of the winter was the Cubs' massive housecleaning effort—Beckert, Jenkins, Hundley, Santo and Hickman are all gone. I've heard of getting rid of a little dead wood, but the Cubs unloaded a veritable forest. Wrigley Field organist Frank Pellico, who plays a different tune as each Cub comes to the plate, has to work on a brand new repertoire for Madlock, Harris, Morales, Mitterwald, et al.

Through all the deals, though, the Cubs neglected to get what they needed the most — a reliable starting pitcher. Look for some high scoring ballgames at Wrigley . . . and a not so high finish for the Cubbies.

Montreal and Philadelphia are both teams on the way up, but it would be a big surprise to see either of them in the top three this year.

NATIONAL LEAGUE WEST — I have to go with the Reds to win another dog fight in the West. There's a fair amount of pitching to go with the murderers row batting order that includes Rose, Bench, Perez, Morgan, etc. If Pistol Pete can resist the temptation to beat up 150 lb. shortstops, the Redlegs should win the NL pennant.

But don't tell the Dodgers that. Walt Alston was given another in his untermannable series of one-year contracts, and he has his usual quick, defensively sound team. Youngsters like Russell, Lopes and Buckner have gained a lot of experience and are turning into team leaders.

Down at Houston, meanwhile, the Astros have Claude Osteen to go with their usual fine pitching staff. No longer haunted by the presence of Durocher, Houston is definitely on its way up.

Last year, the Braves showed exactly how awesome a team's hitting display could be without going anywhere in the standings. Even if Aaron, Evans, Johnson, Garr and Baker continue to rip through Atlanta's thin air this year, the Braves, with their anemic pitching staff, are going nowhere.

San Fran is an "iffy" team, but seems to lack the pitching and experience to be a serious challenger. San Diego could be the team to watch, with new acquisitions McCovey, Beckert, Tolan and Matty Alou.

AMERICAN LEAGUE EAST — The Red Sox picked up a slew of fine pitchers (Wise, Cleveland, Segui, Marichal) to give them what probably is the best staff in the division. Aparicio and Cepeda were cut, leaving holes at shortstop and DH, respectively, but the BoSox are solid enough to take it.

Not far behind, though, will be New York and Baltimore. Both have good pitching, and the Yanks have a number of good, young bats.

Detroit is an aging team on its way down, and will battle the rising

(Continued on Page 21)

Coaches, players agree

Nine played unevenly

By GWEN LACKEY
of the Sports Staff

Two of the main reasons the UW baseball team returned from California with a 2-7 record are inconsistent pitching and a lack of teamwork, according to the coaches and most of the players.

"Pitching has been a real problem," Coach Tom Meyer said. "We're looking for some consistent throwing. The pitchers got a lot of work in California, and they're improving. We have some other problems, though. The hitting has looked okay, but the defense needs some improvement."

ASSISTANT COACH Steve Land agreed. "Our pitchers were very sporadic — Otting and Mackey were throwing one game well, and would be taken out in the first inning in the next one. I think that some of the problem was caused by poor defensive work. The pitchers would have gotten through some of the times they were taken out if the defensive work had been solid."

Jim Petersen, a reliever with 5.71 ERA, said that the pitchers were not entirely at fault. "Everybody made mistakes," he said. "The pitching was, to some extent, a problem, but there were some really costly errors taking place."

Perhaps one of the reasons that the team was not working together, according to Steve Bennett, was that the California games were the first the team played after several months of

practice in Memorial Shell. "We'd been practicing hitting, but not running," he said. "We were getting put out at first, and our fielding was way off. We were making a lot of errors, like missing easy ground balls."

Pitcher Scott Mackey agreed that not playing had hurt the team. "It's pretty easy for everybody to say that because we went 2-7, the trip was a failure. But what they're not taking into account is that we were playing against teams that had played 20 more games than we had. Playing the teams that were better than us prepared us for the Big 10, because when you're playing teams that are better, you have to

get better."

MEYER THINKS that the trip was far from a failure. "We accomplished an awful lot, especially the hitters. Duane Gustavson won the batting title for the entire tournament at .478."

Ceter fielder Tom Shipley said that the team accomplished its purpose in going to California. "We went and found out who our ball players were. The trip was more or less spring training to prepare us for the Big 10."

One of the highlights of the trip was the team's only win in the tournament, over Arizona State, the tourney's eventual winner. The Sun Devils lost only once

(Continued on Page 21)

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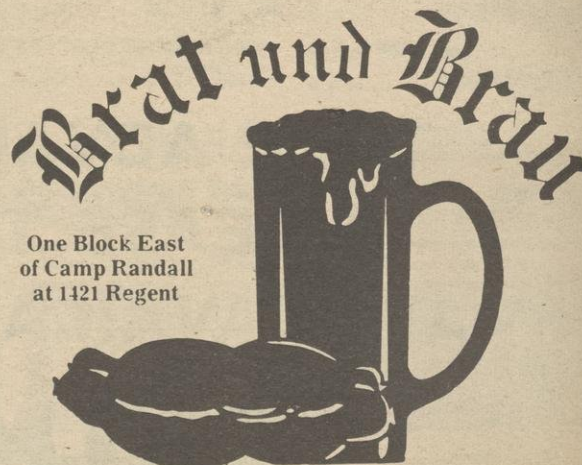
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Housing Supplement

Wednesday, April 3, 1974

THE JUNGLE

*Twas goosly and the fimser lock
Did shriff and shookle at one push
With bittly knuckle did they knock
And inward fell with pow'rful oosh*

*In springish witsy tripsome day
They found abodish likesome place
To shum the dormer crunch melay
Seeken glorie and joytious space*

*Within the first room's dankly jerk
From walls did tumble greeny blix
It stankled in the noozid snark
The lease did say: You rent, you fix.*

*Mish, blib, blib slipped in the sink
The bathtub too with scumbered stuff
No stove fire, just a crispy spink
That comfed the anties just enough.*

*These freshman droobs, all opple eyed
No oogies in this skutch did see
They flambled through, emblindified
With lease, addressed to suckerby*

*One leg, two leg, three no more
Each setten tipply wobblegogg
Upheld by spid'ry web galore
The twirp it swargled, late of Ogg.*

*Humungous monies, monthly due
From four, poor whifflebeans, they sixed
That tinly print—"You nasn't sue"
And snider clause. "You rent, you're fixed.*

*"With supjeous decor gorgify
And swellish hueses splashelate
A Miro here, to culturfy,"
The droobs barfed on in fev'ry swate.
"This blackard hole, somehow mirage,
And blowsy gratch, we'll gummy stoof
Some spizic from our food panage
To friendify the spid'ry troof!"*

*Twas goosly and the fimser lock
Did shriff and shookle for the six
Now on the garvaged, Mifflin block
They rented, pity, they were fixed.*

poem by Jan Goldin



photo by Steven Breitman

Tacked on the side of Korb's 234 Langdon St. building, this Korb banner is one of 15 signs hanging around the city advertising the Korb apartment empire. Why are Korb's 15 signs so visible?? "It must be our design," says Mrs. Korb.

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Madison's own

By KEN MATE

The year is 1960. You're a postman, and your route carries you through the downtown area. You live in the 500 block of W. Dayton St. You notice something about the area in which you live and work—it's filling up with students. And the students, since this is the golden 60's, the age of affluence and permissiveness, are buying cars and living a little further out, moving into nicer apartments and leaving the rooming houses which have dominated the student housing scene since time immemorial.

You get married and move away from W. Dayton St. You start looking for something a little bit better, you become more ambitious and your ambition is more than matched by your wife's. You remember those students, and you understand that they'll always be there, as long as there's a University of Wisconsin (numen lumen).

But to you, those students are something more than the bright hope of the future of this state and this country. They are something more than the technocrats, bank clerks and cannon fodder of a thousand tomorrows, they are an inexhaustible market of renters, where demand will always exceed supply if Madison landlords play it right.

So you buy houses and rent apartments in them out to students. You buy one in 1962, another in '64. By 1967, you have retired from the Post Office and you start to buy in earnest—you buy five houses. By 1974, you own over 40 houses with a net worth of over \$3 million. You are one of the biggest independent landlords in the central city, and all because you have discovered one little trick: there will always be students to rent your houses, and you can expand and expand because the demand will always be there. Your name is James KORB.

THE KORB APARTMENT EMPIRE is not unique among Madison landlords. James Devine acquired his holdings in much the same way as James and Marlene Korb. So did Phil Engen, Dick Goldberg, Jerome and Carol Mullins, and Richard Munz. The thing that separates Korb from these other landlords is visibility. Everywhere you go downtown, be it Wisconsin Ave., Pinckney St.,

N. Carroll St., E. Gorham St., E. Johnson St., Spaight St., or more recently Langdon St., you see those lovely cream and brown signs, so tastefully affixed to the exteriors of apartment buildings, which proclaim "Korb Apartments, furnished, now renting." And then when you begin to check the records on Korb you find the same high visibility. None of this clever 104 E. Gilman Corp. stuff when you go to check who owns 104 E. Gilman. The record reads 104 E. Gilman... James Korb. - 104 E. Gilman is a good example of how James and Marlene Korb built their empire. The building stands on the corner of E. Gilman and N. Pinckney Sts., an area formally known as Mansion Hill, and resembles, from the outside, a French Villa. Inside, it looks like one of those movie sets with papier-mache walls.

ACCORDING TO one Madison landlord who preferred to remain nameless (possibly because he's engaged in much the same activities himself), the building "was a nice old house." It had three or four big bedrooms, a few sitting rooms, and maybe some smaller bedrooms on the third floor. Korb came in, and without any regard for the original floor plan, just subdivided it to get "as many paying units as possible out of it."

There are now in that house 16 one person efficiencies renting from \$110 to \$135 per month, and one single bedroom apartment for two people renting for \$160 per month, yielding a gross annual income of over \$26,000.

Mrs. Korb, who does most of the renting, and who is suspected to be the power on the throne, will tell you that each of these efficiencies is newly remodeled, with a full kitchen. What she doesn't relate, of course, is the destruction of the interior of a beautiful old house so that you can pay \$130 per month for blank paperboard walls and a garbage disposal.

Another interesting feature of Korb renting practices is their sex policy. At one time Korb apartment signs rented "furnished apartments to women." A threatened suit before the Equal Opportunities Commission altered the signs but not the reality of Korb renting. 104 E. Gilman today

continued on page 3

the

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& Tuesday, April 9, 7-9 P.M.

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Horatio Alger

(continued from page 2)

has 4 male occupants and 14 female occupants.

Korb's reasons for renting to women are not so difficult to figure out. First of all, by landlord logic, women are less likely to complain and make trouble about things that go wrong. In fact, this is sometimes true. In one apartment, the heat in the front bedroom was high enough to melt a candle while the girl in the back bedroom could see her breath on the air and had to change in the bathroom to go to sleep. While they complained, Korb took over two weeks to fix the heat, and they never thought of withholding rent.

Also, landlord logic dictates that women are cleaner, and less destructive than men, more likely to leave the apartment in the same shape they got it. And finally, landlord logic dictates that women are more easily bullied and mystified by legal terminology than their male counterparts. The moral is that sexism is good business practice.

THE KORB LEASE is quite unlike most other leases in the central city. It provides, among other things, that if animals are discovered on the premises they can be charged \$50.00 a month rent, "pro-rated on a daily basis." It also forbids renters from opening their storm windows and windows "during the heating season." No waterbeds are allowed, and the "lessee (renter) shall keep said premises in a clean and tenable condition including defrosting the refrigerator monthly..." If you rent from Korb and don't defrost your refrigerator, Korb has the option after 3-day written notice to do it for you, and charge you for it.

While most leases detail the obligations of the landlord to the renter, especially in matter of repair, Korb's lease does not. The renter, however, has the responsibility "to keep said premises in as good repair as the same are at the commencement of said term." If anything goes wrong with the apartment, the burden of guilt and the burden of repair lie with the renter.

There is a reason for Korb's high rents, tight (and unfair) lease, extreme subdivision of houses into smaller than average rooms; it ain't just that they're nasty people. The entire Korb operation is set up to maximize cash flow (the amount of money each house can produce). This cash is needed because many Korb properties are not mortgaged once (such as your parents do when they buy the family house), but mortgaged two and even three times. Korb properties are mortgaged two and three times because they are used as collateral to buy other properties. Other properties are bought perhaps because Korb is a "compulsive buyer" (as one Madison landlord described him) but more likely because additional cash revenue is needed to pay off existing mortgages. In other words, it's a vicious circle, which also happens to be a good illustration of Marx's dictum: "Capital to exist must expand."

TAKE THE CASE OF 516 Wisconsin Ave., bought in 1970 on a land contract (in which the buyer pays the seller a certain amount each year directly, taking the place of a mortgage). It has 7 units which yield a net income of \$8881 approximate (Mrs. Korb's figure) after taxes, utilities, etc. The net income should have just about covered the payments of \$9000 per year on the land contract. But the property was offered as collateral on a loan of \$20,000 in August of 1971, meaning that the revenue from 516 Wisconsin Ave. had to cover payments on both the land contract and the interest on the loan. But 516 Wisconsin Ave. doesn't produce enough money to do that. It has to come from somewhere else, possibly from a loan on

another piece of Korb property.

By June of '72, Korb had paid the loan on the property and also had paid off the land contract by taking out a mortgage with Home Savings and Loan. So the revenues from 516 Wisconsin Ave. had to pay off a mortgage, which they could do. One week later, however, Korb took a second mortgage on 516 Wisconsin Ave. And it's a sure bet that 516 Wisconsin Ave. doesn't produce enough income to pay off two mortgages.

It's possible that somewhere there are Korb apartments on which all mortgages are paid off, which produce nothing but cash flow to pick up some of the slack on his other apartments, but they aren't very apparent in the records. Instead, the records show all Korb holdings mortgaged, many with second mortgages, some even with third mortgages.

AT THE PRESENT TIME, the Korb empire is entering into, in the words of Mrs. Korb, a period of retrenchment and consolidation. There have been some small Korb properties for sale on the east side of town for a while now. But just recently, four big houses have been put on the market (104 E. Gilman, 516 Wisconsin Ave., 110 W. Gilman St., 424 N. Pinckney St.) with a net asking price of \$585,500.

It's possible that Korb finds

himself a little overextended and is selling off (his property) to pay off (his creditors). It's more likely, and loudly rumored, that having picked up five buildings on Langdon St. (#s 112, 228, 234, 260, 636) within the last year and a half, he seeks to add the crown jewel to his tiara and pick up Devine Towers with the money he'll receive from the sale of the four big houses.

Besides owning five buildings on Langdon St., Korb's holdings include seven buildings within one block of Langdon. Consolidating the Langdon St. area will allow Korb to do a number of things: (1) fix rents at even higher than they are now because he will have a regional monopoly on the market (already in one of his Langdon St. apartments, rent is jumping from \$250 to \$400 per month for an apartment of four) (2) give him easier repair and surveillance of his buildings and (3) sell the whole bundle to a developer at some time in the future when Madison will be rid of the present ornery mayor who gives high-rise and full block developers such a hard time.

Of course, the only reason James Korb can operate the way he does, like a 10-year-old playing his first game of Monopoly, is because of the continuing cash flow from his rental units. And the continuing cash flow rests solely on the docility of his tenants.

A LITTLE LESS money and James Korb just might be a new man.



photo by Harry Diamant

Look small? It is. It's a Korb bedroom for two, and it's just one way that Korb maximizes his revenue by minimizing space. The area is approximately 124 square feet.

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- At OGG HALL LOUNGE-THURSDAY Apr. 4, 7:30 pm
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There will be an information table at the Union Friday

ALSO: THURSDAY APRIL 25th at 7:30 pm At CHADBOURNE HALL

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Things to watch out for, or A Landlord ain't your best friend

By JAN FALLER
of the Cardinal Staff

Face it. With the exception of some co-ops, if you wanna live in this part of town, you're gonna be a tenant. But as a tenant who is undoubtedly getting ripped off in paying for the piece of property you are expected to live in, there are things you should know about to help you to get the most out of what little there is.

LEASES

Know your lease. Go over every clause carefully, and if you don't understand it, have it explained by both your landlord and an outside expert, such as MTU. Most written leases are not in the best interest of the tenant, so be

careful especially, to look out for the following: Rule clauses; Many leases floating around contain a rules clause which states that a tenant "shall abide by certain set rules" laid down by the landlord. The rules, however, are often not included in the lease. Be sure to find out what they are from the landlord and, if possible, get them in writing. If not, you may lose a security deposit for "improving" the walls of your bedroom with your favorite color.

"Within reasonable time" promises: Don't move into a faulty apartment on word-of-mouth promises by your landlord that "we'll make it like new in no time." Get it in writing. If you

don't, you could still legally take the landlord to small claims court on the basis of "anguish and suffering" caused to you by the lousy conditions of the house. However, a legal agreement between you and the landlord can save you the "suffering." The best idea would be for you to try and get the repairs as additions to the lease.

Oral leases: Oral leases can be a good thing, if you are considering on making yourself scarce for a few months. But, if you want to be assured a place to live for the year, you better make a written agreement. On an oral lease, your landlord can throw you out on 28 day's notice without any

reason at all.

Always get a copy of your lease immediately after you have signed it. And don't lose it. The best idea, one tenant says, is to frame it and hang it on the wall. Besides adding real legitimacy to the room, you'll probably never lose it there.

RENT

Outrageous rent averages that tenants are forced to pay in the inner city don't seem to be enough to keep the landlords satisfied. So be aware of some of the landlord's favorite tricks:

Advance rent payments: Notorious for this are big-time landlords Korb and Mullins, who collect 12 month's rent from their

tenants over a period of nine or 10 months. This, of course, puts the tenant in a landlord's position of trying to collect money from a summer subletter, with no legal grounds on which to collect the money should the subletter refuse to pay. The interest off the money that your landlord collects in advance also conveniently fills her bank account, at your expense.

Rent Clauses: Be wary of special clauses on your lease that allow the landlord to raise the rent in the middle of a lease agreement.

Late payment clauses: Another rip-off, this requires that an additional sum be tacked on to any overdue payments. Try and get this clause removed from the lease, if you can. But if you can't, don't pay it, as it is unlikely that your landlord will take you to court for such a small amount.

SUBLETTING

The principle behind subletting is to make sure that all that precious space doesn't go to waste during the summer months. It ain't always easy to find a subletter, but here's one way NOT to find one.

Subletter's deals: Some management companies, particularly Property Management Company, offer you special "deals" on furnishing you with a subletter. The offer is that for one-half month's rent, they will attempt to find a subletter to fill your vacancy. The problem is that their attempt is not guaranteed, and you run the risk of putting out money for nothing.

Lastly, whatever you do, don't trust your landlord. From those of us with experience, there's no reason why you should.

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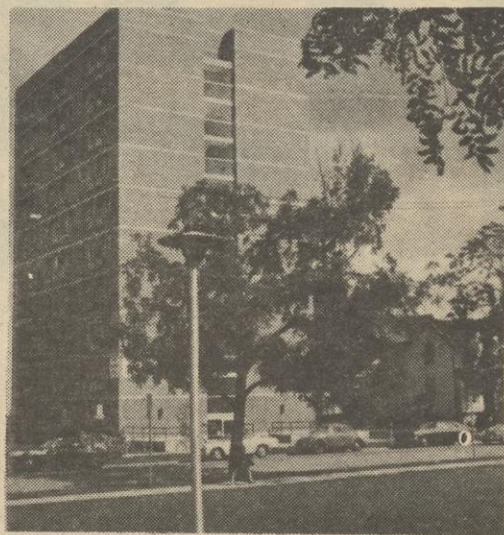
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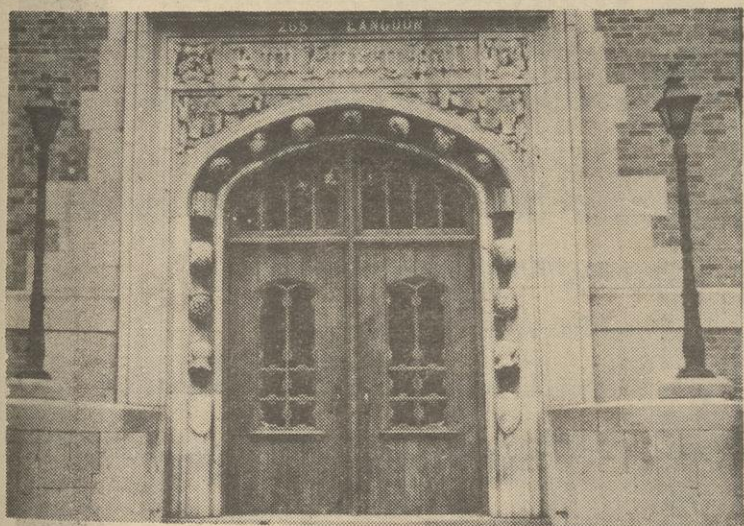
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photo by J. Wind

Co-ops: More than cheap housing

By J. JACOB WIND
of Madison Community Co-op

Over 600 people live in co-operative housing in Madison to save on costs, share responsibilities, and live together collectively and ethically.

The co-operatives are based on philosophical principles as well as sound economic policies. As far as economy, a co-op member can save an average of \$400 per year in costs over the dorms, and as much as \$800 per year over the cost of living in private apartments. Most co-op house charges run between \$55 and \$65 per month to share a room with another member, or between \$60 and \$80 per month to share a room with another member, or between \$60 and \$80 per month for a single room. Food charges run another \$30 to \$40 a month. For a 9-1/2 month school year, this averages to about \$980, which includes room, board, and all other charges.

ALTHOUGH THERE is some housing available around Madison at lower prices, most dorms and almost all private apart-

ments are substantially more expensive.

Why co-operatives can offer such reasonable rates stems in part from the co-op principles on which the houses are based. The service housing—is offered at cost, with any net proceeds after paying all the bills being retained for future emergencies or for expansion of the co-ops' services to their members; or the members can vote to rebate surpluses and reduce their costs further.

Co-op houses are run primarily on a volunteer basis. Each member contributes equitably to the work of running the co-op. House officers—treasurer, secretary, president, work co-ordinator—are elected by the resident members of each house at the beginning of each semester. House meetings are more or less weekly, with each member having one vote. These meetings are social times or meetings to resolve co-op business.

The co-op houses in Madison co-operate through the Madison Community Co-op, a formal association of ten of the co-op houses

in Madison. The Community Co-op is governed democratically too, with each house electing one or two representatives to its Board of Directors. The officers of the Community Co-op are also elected democratically at Annual and regular membership meetings where each member of each co-op has one vote.

THESE OPERATING guidelines—one member, one vote, business on a not-for-profit basis, sharing of cost and effort—were not invented in Madison solely for the student co-op houses. The co-op principles were first stated by 28 poor laborers who organized the first consumers' co-op store in Rochdale, England, in 1844 during a time of economic depression.

They established open membership—anyone could join the co-op, regardless of religion or political affiliation, national origin or color—and they charted the co-op on a course of political non-partisanship.

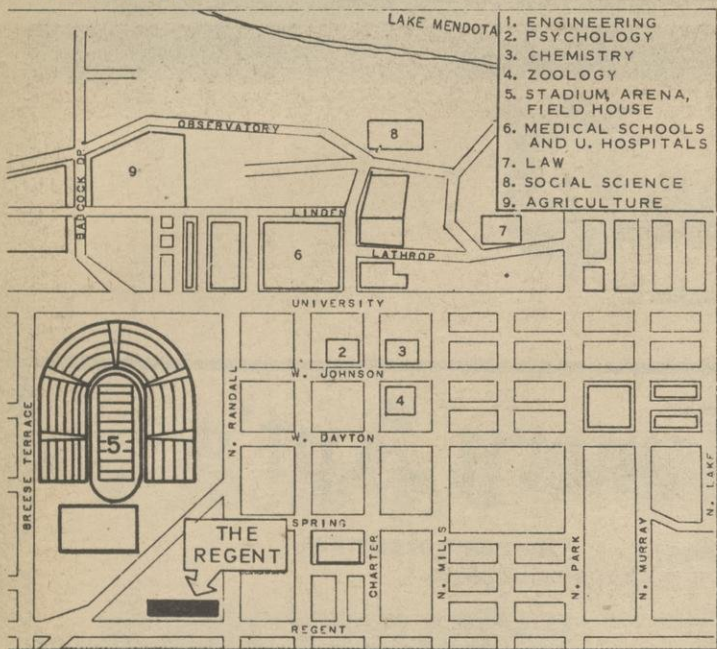
They agreed to co-operate with other co-ops as they were established, to go on continuously educating the members as to the operations of the co-op and the nature of the economic system, and to expand constantly, providing new services to members.

It's unlikely that the Community Co-op in Madison, providing just housing and related services, will grow so substantially. One of the goals of people moving into co-ops is

(continued on page 19)

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Lease

a tenants right to negotiate

By HERMAN GILMAN
of the Cardinal Staff

The scene is familiar, the names of the parties involved may differ, but the contract they discuss is fairly uniform and before long the landlord-tenant relationship is established.

Call it housing rental, apartment rental, or whatever, but no matter where one seeks shelter, a legal obstacle stands in the way. As long as formal land ownership has been around in this country, a document known as a lease has existed.

AND EVERY FALL, winter, spring, and summer, as people move from unit to unit, they are confronted with the document that makes a renter a sly careful for, seeking to outwit the property owner in a monetary battle. Most leases that tenants are presented in this country overwhelmingly favor the property owner.

In Wisconsin, either a written or oral lease agreement is used, and either the tenant or landlord are free to write one up, but contents established must be according to state statutes set down by the Wisconsin Supreme Court on tenant-landlord laws.

In the Madison area, landlords use many leases often opting to have their lawyer write them up, but in recent years, a standard lease has emerged on the scene.

Known as the WB-20 state lease, this document is being adopted in greater numbers every year. It is the product of the staff of the Wisconsin Real Estate Examining Board, an organization which represents licensed real estate companies. Any licensed agency in the Madison area is required to use this lease.

AVAILABLE AT ANY legal blank store, the lease was drawn up following the state statutes and is not intended to give advice to brokers or salesmen. According to Mrs. Turk, president of Landmark Realty, the WB-20 "are pretty fair at the present time". However, the WB-20 is not the fairest lease around, if you're a tenant.

Probably the most progressive document used in Madison today is the Madison Tenant Union's lease, which makes lease negotiation a two-way battle instead of the traditional one-sided order.

Under normal procedure, a tenant who is interested in a rental, fills out an application and obtains information about a flat or apartment. Then they are given a copy of the lease that the property owner uses. Most leases that are presented are written in terms of the lessor, giving final arbitration rights to the lessor and making the lessor the decision maker in all disputes.

However, the MTU lease differs on at least six items from the WB-20 and others in that its main objective is arbitration between landlord and tenant. It calls for unsettled disputes to go before a neutral arbitration set up jointly by the MTU and the landlord.

ON A STANDARD lease, the procedure for disputes is appeal to the courts, which are slow, expensive, and often favorable to landlords.

Other benefits of a MTU lease are a permanent set of rules (in a WB-20 rules can be changed on 28 days notice by the owner), liability of single tenants to only

part of the rent (most other leases permit only three signatures and often other roommates who have not signed a lease can skip and leave the lessee with the legal burden), and permanent lease renewal (under a WB-20, landlords don't have to renew a lease for any reason, while under the MTU, they can't refuse to renew the lease unless for a specific reason).

Written leases are not exclusive to tenants in the Madison area. Often a landlord will rent a unit out on a month-to-month basis, and this is known as an oral

agreement. Under this method, a tenant has to give thirty days notice to move out, while the remainder of legal actions once again are determined under the set state statutes.

However, unlike a written lease which cover a length of time (usually nine months or a year), the oral lease does not permanently bind a person to a property for a lengthy amount of time.

IT'S AN advantage to have some sort of lease, for this covers such items such as repair, upkeep, peace and quiet, etc., etc., but

most often, the lease puts the burden on the tenant. Hence it is important to the tenant to secure the best lease possible so that all rights are secured and the rental situation becomes a bargaining situation in which the tenant has economic bargaining power.

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Own bedroom avail-
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Summer Sublet
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2 Bedrooms in
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Pets ok, 10 min.
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24 miles from
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Langdon St.—1 block
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1 bedroom
2 air conditioners
completely furnished
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2-3 people

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**GREAT
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Air conditioned,
pool, large modern
furnished efficiency.
Carpeted, terrace
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Reasonable
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Lovely 2
Bedroom Apt.
near East Side
on 3 bus lines
close to Lake Monona
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Available May 10—
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\$115/month
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LARGE
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Avail. May 15
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3 Sizable Bedrooms
We ain't chargin' much.

We're leavin' this summer
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You can call our home
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Will be glad to
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30

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Available now or summer

These Pads Are
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LARGE 2-3-4 BEDR.

Nicely Furnished
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Utilities Paid
Laundry Facilities

FROM \$200 to
\$320/mo.

3-4 People
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Present Tenants
Interested in
Subletting for
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Nicely Furnished
Utilities Paid
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3-4 People

\$250/mo.

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Present tenants
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Some with private
bath. Cable TV,
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Utilities included.

\$58 to \$88 per mo.
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MAY 15

1 sun porch (with attached
2 bdrm. apt.)
Spacious, comfortable
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Discover the pleasure
of Lake Mendota
and downtown
Madison, all a stone's
throw from ...

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\$225/mo. all utilities

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after 5 p.m.

**Close to
campus!**

40

Summer Sublet

very large & unusual

free parking
X-lg kitchen
utilities incl.
Good for one
ideal for couple

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41

2 bedroom summer sublet

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CLOSE TO CAMPUS

Summer Sublet

FURNISHED SINGLE ROOM IN APARTMENT WITH:

- Furnished and carpeted living and dining rooms
- Full-sized Kitchen
- Front porch

\$55/mo.

444 W. JOHNSON ST.
"ACROSS FROM PANCAKE HOUSE"

To see, call ched at
251-2877

43

4 Bedroom Furnished House
utilities included, 1 block from Witte Hall. Carpeted & plenty storage. Landlord's daughter pretty. 2 parking slots May 15-Aug. 15. Price negotiable 251-2685 Close to Bars

44

SUMMER AND / OR FALL

Furnished
2 Bedroom Apart.
2-4 People
Heat, Parking
Laundrymat, Bus
Grocery Store
Residential Area
Near Campus
Price Negotiable
For
Summer Only.

222-0487

office will be
closed April 12-20

45

BEAUTIFUL HOUSE

overlooking

LAKE MONONA

2 floors, 4 bedrooms
huge sunny kitchen
Furnished,
Near Park
Sorry, No Pets
June 1-Aug. 15

255-3970

Afternoons and evenings, only

46

Furnished Studio available in May

Good location
Laundry facilities
air conditioned
Carpted

Full Kitchen
& Bath

Rent Negotiable

Fall Option

Call 255-0920

47

Summer Sublet

for 2 Women

Air-conditioned,
Furnished
\$100 per person for
entire summer
(May 15-Aug. 15).
Swell location—
1 block from James
Madison beach
(ideal for swimming)
4 blocks from
State Street
138 E. Johnson #5

Call 256-2232
anytime

48

BED ROOM

BATH

UTILITY

OFFICE

LIVING ROOM

KITCHEN DINING

\$46.72
Rent Per
Month!!
10x55 Foot
MOBILE
HOME
for Sale by
Owners.
\$3000.
• With Washer
Dryer, Freezer,
Stove & Refrig.
• In Clean,
Hickory Lane
Park in Monona
• Save money
while in school
by building
EQUITY.
222-3108
12 Whispering
Waters Circle

SUMMER SUBLET

Room for 2
more women
in a 3 bdrm.
apt., 814 E.
Johnson St.

\$68 each

available May 15.

Call:
255-3638

IT'S A NICE PLACE

50

INTERNATIONAL COOP HOUSE

Summer & Fall openings

Singles & Doubles
available from \$33/mo.

257-3023

140 West Gilman

Everybody! Welcome

51

SUMMER SUBLET

option for
fall lease—

Payment to begin
June 1, available
to move in mid-
May—3 bedrooms,
large living
room and kitchen—
Nice location—
big backyard—
free parking in
private driveway—
Very reasonable—

call 238-1202

421 Grand Ave.

52

1 or 2 Bedrm. Apt. WANTED

-spacious
-under \$150/mo.
-lots of windows and sun
-Spaight, Jennifer
Rutledge, Morrison
St. or Vilas
Park or Comparable
area.
-must be in older
house—modern
apt. building
not considered

FRED OR VICKI
255-6504

53

SUMMER SUBLET

120 N. Orchard
On Campus—

Across from
Comp. Sci.

4 bedrooms
Air Conditioned

Price Negotiable
231-1697

54

SINGLES ON LAKE MENDOTA

- kitchen priviledges
- singles and walk throughs
- cheap rent
- out of tune piano
- 10c coke machine
- laundry machines
- potential for co-op style living

Contact Morris
251-9958

142 Langdon

55

JEWISH CHAVURA KIBBUTZ LANGDON

A Jewish Commune
of involved members
seeking to develop a
lifestyle based on the study of
Jewish values and traditions.
If interested in becoming
a member for 1974-5,
come meet us or
call at the Kibbutz.

251-9958

142 Langdon

56

7- BEDROOM HOUSE

3 kitchens
Close to Campus
Air Conditioner
\$300/month or Best offer
Inquire at 1127 Bowen Ct.
or Phone 255-0587

SUMMER SUBLET

57

SUMMER SUBLET:

4 bedroom Apt.
close to campus
430 W. Gorham

price negotiable

Call 255-2723

After 4:00 p.m.

58

SEX

either or both

4 bdrm furn apt.

Summer w/ fall
option
front/back porches
free parking
mellow absentee landlord

\$240/month (nego.)

256-8889

59

Sublet:

3-4 bedroom

2nd floor flat with
porch, 1 block from
S.E. dorms at
541 W. Johnson #2
Avail. May 15.

Rent Negotiable.

255-7787

60

2 And 3 Bedroom Flats

Furnished and Unfurnished

255-7388

61

Summer sublet with fall option

3 Bedroom furnished flat for 3-4 persons. Utilities included, very near campus

Call 255-7752

62

LIVE NEAR LAKE WINGRA ARBORETUM

2 spacious bedrooms, living and dining room, open air patio. Heat and appliances included. Near bus and shopping. Available unfurnished or furnished.

12 month lease beginning August 15th. Call 238-7957 or 231-2910 eves. and weekends. \$195.00 or \$225.00.

63

Summer sublet or summer and fall rental! 1 bedroom apartment in converted old, big single family house. East Gilman St. area, 1 block from James Madison park. Call 256-4277.

64

Summer Sublet!

Large 2 bedroom with excellent location for campus and the square. Spacious livingroom with fireplace. Screened porch.

Rent cheap
(negotiable)

111 W. Gilman St.
Call 255-8311 or
leave note at
Apartment 5.

65

APARTMENT TO SUBLET FOR THE SUMMER.

Very Close
to campus

(411 Hawthorne Ct.)

2 bedroom
\$55/mo. for 4
\$73/mo. for 3

Call 255-5358

or come to
Apt. 1B 411 Hawthorne Ct.

66

Summer Sublet

1315 Spring #2301
Near engineering and nursing campuses
2 bedrooms, air conditioning fully furnished. Parking available. \$500 total for the summer. 2, 3, or 4 persons.

Call 257-6589

between 5 and 7

67

Large Furnished Efficiency

1-2 people
Sublet May 15- Aug 15
2 Blocks from Bascom Hill, near all State Street action. Within 1 block of all bus lines. Skylight, built-in bookcase, casement windows, large walk-in closet. Rent negotiable.

238-1938

after 5 or on weekends.

68

SUMMER SUBLET

for 5/20-8/17

-spacious apt.
-2 blocks from Union South on Breese Terrace
-Furnished
-Airconditioned
-Fireplace
-Reasonably priced (negot.)
-2 large bedrooms for 3-4 males

call 231-2352

69

Summer Sublet

2 BEDROOMS
LIVING ROOM
KITCHEN
BATH ROOM

AVAILABLE JUNE FIRST
UTILITIES INCL.
\$125/mo.
NEAR CAMPUS
43 LATHROP

233-2928

70

513

East Gorham

Two women needed to share mansion across from lake. Own room. One room now. One room May

(date negotiable)

RENT: \$62.50

Phone: 255-1351
262-5755

71

Summer Sublet

Efficiency apt. air conditioned great location at the corner of N. Frances and Langdon rent may be negotiable Available May 15th

Call anytime

257-9116

72

609 No. Lake St.

lite Housekeeping units

\$55.00 and up
Female Grads

445 No. Lake St.
efficiency and one bedrooms

\$110.00 and up

For June & September
year rental

255-6161

73

Summer Sublet

CHEAP!!

-4 Bedrooms
-7 Rooms
-Parking
-Near Campus

446 W. Johnson

Call: 257-7342

74

ACROSS FROM JAMES MADISON PARK

furnished apartment

Sublet: 3 spacious bedrooms,
nice kitchen, porch.

Rent negotiable.

Call 251-6419

75

SUMMER SUBLET

Two bedroom apt.,
Fireplace, one block from lake, Two blocks from James Madison Park, all Utilities Included, \$200.00.

516 Wis. Ave., Apt. #1

Phone 256-3969

76

SUMMER SUBLET

3 bedrooms
Furnished

1-1/2 bathrooms
Lower half of a house.
Great location 541 W. Mifflin
Call after 5:00
256-3266
Rent negotiable.
Possible option for fall.

77

3 Large bedrooms

Furnished
air conditioner
Washer and dryer
close to school
seeking 4 or 5 people
310 Breese Terrace

238-5439

Summer Only

78

SUMMER SUBLET:

1939 Univ. Ave.
2-3 people

Newly remodeled
2 bedrooms, furnished
plus utilities. Parking.

Phone— 238-7384

evenings.

Ask for Curt, Jeff,
Bryan or Perry.

79

3 bedroom \$185.

free washing machines.
front porch,
parking,
backyard
1/2 block from grocery
10 minutes to campus
includes heat, always
hot water
large sunny kitchen
New, huge refrig.
pantry.

call 251-0452

80

BEAUTIFUL LAKE SHORE ROOMS FOR RENT. 251-9950
12 Langdon.
 Summer Singles only \$125. for the entire summer.
 Fall Singles \$100. per mo.
 3 Fall Singles only \$80. per mo. Fall doubles \$70 per mo. All rooms come **FURNISHED & HAVE KITCHEN PRIVILEGES.**

♂ or ♀. See you at the Lake

81

2 Bedroom Summer Sublet

Close to Campus (Conklin Pl.)

Call Laura or Marcia

255-5803

82

Maple Bluff Area.

Huge, Superior 1 bdrm in attractive East side house. Nicely furnished. 2 blks from park, bus, shopping, lake. \$200 inc. heat, all utilities, off-street parking, private washer & dryer in the apt. Available beginning of June with Fall option. Landlord lives away. Ideal for couples or single grad or faculty.

Call Evenings 249-1612

83

Summer Sublets & Fall Rentals

1906 Univ. Ave. 2 bdrm apts. (2) \$225/mo. furn.
 1910 Birge Terrace 1 bdrm. apts. (5) \$160 unfurn./\$175 furn./mo.
 832 E. Gorham 3 bdrm. apts. (2) (air-conditioned) \$300/mo. furn.
 2613 Granada Way (16 unit) 1 bdrm. apts. \$155 unfurn./\$170 furn./mo. 2 bdrm. \$175 unfurn./\$200 furn./mo. has air-conditioning, pool, parking, is on busline. And other units, too. All bldgs, we: provide laundry facilities, storage lockers do not allow pets.
Call 233-5901 or 274-4494

84

good for PLANTS & PEOPLE

spacious, light & bright, furnished apartment for 2 or 3 people.

100 ft. to JAMES MADISON PARK

sublet for the summer: \$200/mth. stop by 143 E. GORHAM #3

or call **251-1486**

85

SUMMER SUBLET

May 15 to Aug. 15 Fully Furnished, Carpeted. 2 Large Bedrooms, Living Room, Huge Kitchen, Utilities Paid. Rent Negotiable 414 N. Henry #2

255-9356

86

SUBLET for summer

3-4 Bedroom House

\$240 mo.

518 E. Johnson

phone

255-0186

87

Unfurnished or furnished

2 BDR. APT - Sublet May 15- Aug. 15

\$150/mo. 2-4 people. Lg. Rooms, lots of storage area, air. cond., pool, tennis, basketball courts, free parking on bus line and bike route, park across street, laundry room, storage bin, carpet, drapes, etc. Lotsa room to romp and play outside. Reel nice. Woodview Ct.

Call: 256-5213

88

Summer Sublet:

1-4 women to share with one other. Large third story flat.

Two large double bedrooms. Air-conditioned. May 15 - Aug. 15 138 N. Breese Terrace Also need one female for immediate occupancy at same address.

Phone:

233-2052

89

SUMMER SUBLET

Apartment for 2 or 3 people.

The address is 206 Marion St. between W. Johnson and W. Dayton streets right across from Howard Johnson's

The apartment will be available from about the middle of May to the middle of August. The rent is negotiable. Phone 251-9008, ask for Mark, Rick or Jim

90

SUMMER SUBLET

2 story house and garage 4-5 bdrms, large carpeted kitchen, 1st and 2nd floor porches 20 min. walk to campus, 1 block from Vilas Zoo, Arboretum, and Lake Monona Close to grocery store and laundramat full-sized basement

\$265/month

CALL 255-5880

91

SUMMER SUBLET

Efficiency with fall option 415 Fitch Court Near Humanities Building and Memorial Library

Call

251-7598

92

1-bedroom apt. perfect for couple. Utilities paid, free parking, sun deck, laundry facilities, carpeted, walking distance of campus, MATC, capitol. Air-conditioning \$5/month extra.

May 15-Aug. 15 \$150/month

256-8456

after 5

93

SUMMER SUBLET

1315 Spring St. Apt. 2206 -Close to Engineering School -Air conditioned -2 bedrooms -2-4 people -living room -kitchen -water included -Parking in rear -Garbage disposal

-fully carpeted -full bath & shower Interested???

Call 255-4059

\$150 per month

94

Stadium Area

2 women to share with 2; large, 2-bedroom apt. 38 Breese Terrace Apt. no. 2

SUMMER ONLY PRICE NEGOTIABLE

231-2288

95

A PLACE WITH CLASS! 616 Mendota Ct.

- on the lake
- 2 bedroom for 2
- 1/2 block from Union
- air conditioning
- Security System
- Laundry facilities
- fire place
- full bath/shower
- dish disposal
- backyard
- back porch
- outdoor grill
- access to pier
- utilities incl.

RENT NEGOTIABLE call

257-6043

96

Studio Apartment for 1 or 2

Available mid-May

- modern
- air conditioned
- swimming pool
- sun deck
- great location
- reasonable rent
- fully furnished
- balcony

501 N. HENRY

Call 257-1803

ask for Paul

97

Tenney Park Area

Roommate wanted to share huge 7-room furnished apt. with 2 other girls. Own bedroom. \$63.33/mo. including utilities. Available in May.

Call 256-6631

98

Summer Sublet

for one or two male and/or female to share 4-bedroom house starting June 1st OWN ROOM rent negotiable Camp Randall Area Lathrop St. Call Anytime.

Jane 262-8093 Eve 262-8096

leave your no.-will call back

99

Summer Sublet

To Any SEX

Available May 9th One bedroom furnished apt. Ambassador East On Lake Mendota.

Phone 256-5233

Fall Option, we pay \$160/month

100

SUMMER SUBLET

2 Bedroom Apt.
4 people
1315 Spring #2106

Close to the
Engineering,
Nursing and
Comp. Science
Buildings.

**PARKING
IN REAR**
AIR CONDITIONING.
call 251-6011

101

ONE FEMALE TO SUBLET

remodeled, large,
carpeted, air-
conditioned
apartment.

Own Room.

Close to lake and
James Madison Park.

Very Reasonable rent.

Mid May - Aug. 15

Call 255-4784

102

SUMMER SUBLET

1 bdrm., liv. rm.
kitchen, bathroom
laundry in bldg.
free parking

1 block from
Fieldhouse

1 woman to share
bdrm. or
2 people to share
alone.
\$150 ea./summer

**Call 255-7131
or 251-1071**

103

SUBLET FOR SUMMER

-Utilities paid
-Rent \$120.00
-EFFICIENCY
-Air-conditioned
-Indoor pool
-Laundry facilities
in basement
-Furnished
-Occupancy
available May 15,
free August rent
-Room for one
or two
-501 N. Henry
-Parking available

**Call 256-0810
or 257-8910**

104

Univ. Ave.-2500 blk.

Two bdrm. modern
townhouse. Ample
room for 4 people.
Completely furnished.
Garbage disposal,
air cond. upstairs &
down., laundry
facilities within
complex, free park-
ing, on bus line,
near grocery store.
Available May 15-
Aug. 15. Option for
fall lease. Very

**reasonable
rent.**

**Call 238-9411
after five.**

105

Sublet for Summer Available May 15

Modern, furnished
own bedroom
Dishwasher
Air conditioning
Three people needed
This apartment is
two blocks from
Vilas Park, only
ten minutes from
campus. Residential
neighborhood.
Parking space for cars
or bikes.

Come for a
look or call,

251-1403

521 S. Orchard St. Apt. 1

106

74-75 SCHOOL TERM
CONTRACTS FOR MEN

• COMPETITIVE PRICES
• MEAL PLAN
• 5 MIN. DOWNHILL WALK TO
H.C. WHITE LIB.

255-7239/255-7230
Call Ray

107

SUMMER SUBLET

3 bedrooms
-nice neighborhood
-off campus
-near Tenny Park
& Lake Mendota
Elizabeth St.

call 255-3811

108

SUMMER SUBLET

own large,
sunny room in
furnished apt.
share apt. with
3 women.
1 block from
square

201 N. Pinckney #1

251-0938

109

SUMMER SUBLET

-Apt. for two
-on Lake Mendota
-1 block from Union
-centrally Air
conditioned
-utilities included
RENT NEGOTIABLE
-available May 15

Call 251-7081

110

SUMMER SUBLET

3 bedroom
Large livingroom &
kitchen
2 blocks off State St.

GREAT

LOCATION

Furnished
2 porches

Call 255-1168

111

-Roomy 3 BEDROOM APT.
-All Utilities Included.
-Neighborhood Grocery and
bus across street
-Huge Kitchen - 2 pantries
-Dining Area
-Wall to wall shag
-Front Porch
-Sunny Windows
-Natural finish woodwork
-Trash removal service



309 E. MIFFLIN
255-8947

Roommate Wanted Summer Sublet May 15-Aug. 15

lg. double in
3 bedroom apt.
615 N. Henry
Apt. 2
3 blks. from
campus
1 blk. from Lake

255-7908

ask for Kathy

113

SINGLE ROOM

Furnished &
carpeted.
Kitchen & Bath
Share with one

1309 Spring

St. (Apt. 203)

Phone 256-6480
5-7 pm
or drop by.
(Feroze)

114

Sublet Efficiency Apt.

in old remodelled
house at 414 N.
Pinckney, (#6)
Has three big
windows with lots
of sun for you
and your plants!
Unfurnished.
\$120.00 per
month & elec-
tricity (about
\$3.50/month).
Lease is through
the summer.
Available Now!!
Call Ellis at

257-0155

or come over!!

115

SUMMER SUBLET

2-Bedroom
Kitchen
Bath
for two

Air cond.-sun roof
215 N. Francis
\$165/month
May 15-Aug. 15

257-4129

call after 5:30

116

Cheap Sublet

2 bedroom apt.
Large kitchen,
Livingroom and
dining room,
furnished with
washing and
drying facilities.
3 or 4 people for
June and July
\$55 a month
per person covers
all utilities
and rent

Phone 255-4313

117

SUMMER SUBLET

1 bedroom apartment
8 W. Gilman St. #3
\$140
OR

1 roommate (female)
to share same
\$70
Available May 15.

257-5164

118

SUMMER SUBLET

Completely furnished
air conditioned apt.
with plenty of parking
and pool. Utilities
are paid.

Stop by Apt. 110
Henry-Gilman Apartments,
501 N. Henry

or call 251-9215

119

4-BEDROOM APARTMENT- SUMMER (June 1-Aug. 15)

Fully Furnished with
Carpeting, Air-cond.,
Large living room and
kitchen, front and
back balconies (2nd fl.)

141 W. Gilman
Apt. D
(2 blocks from State St.
and Lake Mendota)
BOB - 262-4804
MARK - 262-4807

120

211 Langdon. Summer sublet
Fall Option. 3 bedroom furnished
apt. Fireplace. All utilities
included. Reasonable. 251-3808

121

SUMMER SUBLET

with option to rent in
fall: nice 1 bedroom
apartment for 1 or
2. Good location
just east of square.
Reasonable rent.
\$100/mo. including
all utilities.

Carol at 257-0854
or 266-3666
after 5 pm

122

\$5.00 REWARD

for info leading
to rental
are you moving
out of a
campus area 4-bedroom
apt. or house by Aug 1?
If so, call us
evenings at
256-5604
Ideal place would
have solid walls,
1st floor and
cost less than
\$320 with heat

123

STUDIO APARTMENT

summer or year
off Langdon on
lake - patio, pier
quiet
air-conditioned
own kitchen & bath
shag carpet
security locked-intercom
laundry room

Negotiable

Doug 257-9091

After 5:00

124

Luxurious Living Summer Sublet Only

111 E. Gorham #2
5 bedroom
1 and 1/2 bath
lg. living &
dining room
large porch
free parking
laundry facilities
Near Madison Park

CALL NOW

255-5940

125

Summer sublet

fall option
3-4 people
4 bedrooms
kitchen
Livingroom (Spacious)
Utilities included
Nicely furnished

Rent Negotiable

317 Norris Ct. #1
(925 E. Gorham)

255-5308

126

SUMMER SUBLET

4 Bedrooms
(4-7 people)

Front & back porch
lg. kitchen
Full bath
lg. living room
Lots of Windows &
Sunlight
Across from James
Madison Park, &
lake (beach)

255-8666

127

Two individuals

with quiet interests
to share 2 bedroom
apartment in
shaded residential
area. Sublet
summer. Fall option
132.50.

1621 Jefferson, #2.

257-6332 after
5 p.m. Mark or
Patsy.

128

7 bedroom House Summer-Fall

summer sublet
Singles \$125
Doubles \$150

Fall option
2 blocks
from Stadium

255-8607

616 Stockton Ct.

129

SUMMER SUBLET!!

1 BEDROOM APT.
VERY COMFORTABLE
516 WIS. AVE.
PRICE
NEGOTIABLE
CALL SUSIE

255-0544

130

2 Bedroom Apartment

1100 Block of E. Johnson
Near Tenney Park
Air conditioned, carpeted
Air conditioned, carpeted
Dishwasher, furnished,
Parking, spacious rooms.
Available May 15
or June 1 with
fall option
\$185 month/negotiable

251-2973

between 5-7 p.m. &
after 9:30 p.m.

131

4 Bedroom House 1147 E. Mifflin

Washer, dryer,
busline, huge
rooms, Tenney Park
Available May 15
thru Aug. 20
Rent negotiable

257-6288

Afternoons, evenings

132

EFFICIENCIES Summer and Fall

2 Blks. from
Union
1/2 Blk. off Lake
All Utilities Incl.

636 Howard Pl.

257-6685

133

Stadium Area

1 and 2
bedroom
nicely furnished
apartments
year leases
beginning in June

No pets

233-3570

134

Carroll-Langdon Furnished

Large rooms
in old Mansion
2 bedroom, 2
fireplaces, 2
baths, for 4 or 5
1 bedroom, 2
baths, huge
living room,
study for 2-4
year or school
year leases
No pets

233-3570

135

Summer Sublet

1 block from
Union South

120 N. Orchard Street
3 girls
Roomy kitchen
Modern bath
Living & dining room
Porch
AIR-CONDITIONED!

Call 256-0116

136

Summer Sublet

-May (?) -Aug. 15.
-\$55/month

-includes everything
-one female to
share large room
in 3 bedroom upper
-302 B.S. Park St.
-Across from
Lake Monona &
Madison General Hosp.
-4-5 blocks from campus.
-Free parking
behind house.
-Call Barb

255-2734
or 256-2901

137

Grove's Women's Co-op

has spaces for
summer & fall.
close to campus.
Good people
Many extras

\$50/month-fall
(lower in summer!)

Close to James
Madison Park & 1
block from swimming
area.

138

SUMMER SUBLET

with Option for
Fall

One-Bedroom Apt.
with large sunny
living room, furnished or
unfurnished
Includes laundry
facilities, parking, extra
storage area.
Located near
Vilas Park, Arboretum,
Lake Wingra.

CALL: 251-7861

Mornings before 8:15
Evenings: after 11 p.m.

139

SUBLET

2 apts. Furnished, security locked,
and intercom.

Reasonable. 633 Langdon St. Apt. 304,
306 or Manager. Call after 4 P.M. 251-
8869.

140

A Sorority has rooms available for women for the fall semester & spring.

Meals included.

You have full use of the house — living room, piano, study, kitchen, etc.

Doubles and singles available.

Phone 255-8829

141

3 bedroom apt. \$300/summer 3-4 people

1 1/2 baths, Garage, furnished, Garden space. 1509 Adams St. 5 min. walk from Union South.

256-7139

Open for fall, too.

142

Efficiency large, furnished

Good kitchen new fridge Union South area Summer sublet \$100 mo. 1218 Spring St. #3

Call Morgan

256-4523

5-7 p.m. or 10-12 p.m.

143

THE CHAVURAH NEEDS PEOPLE

Rooms for Summer & fall Kasher Kitchen Jewish Activities No Experience Necessary 403 W. Wash Stop in or call

255-3098

For details

144

7 E. GILMAN ST.

Furn. Apts.

Also Rooms With Kitchen Privileges June or Mid-August

JOSEPH DAPIN

274-1860

145

11 E. GILMAN ST.

One and two Bedroom furn. Apartments Also Studios Parking for eight autos. June or Mid-August

JOSEPH DAPIN

274-1860

146

137-9 LANGDON

2 Bedroom Apartments Furnished June or Mid-August

JOSEPH DAPIN

274-1860

147

135 LANGDON

Variety of Sizes Furn. Apartments Mostly 1 bedroom Also one very large 2 bedroom for 3-4-5 persons June or Mid-August

JOSEPH DAPIN

274-1860

148

SUMMER SUBLET Fall option

● large efficiency ● fully furnished ● private kitchen, bath ● near Park Plaza ● located on bus line ● free parking ● \$90 per month ● available June 1 2217 Cypress Way Apt. 9

257-9687 or 262-2457

ask for Bob, room 4328

149

James Madison SUBLET!

● near Park ● 3 or 4 bedrooms ● furnished, appliances ● rent negotiable ● available May 15 (or so) ● close to everywhere

109 E. Johnson #3

Call 255-5212

150

SUMMER SUBLET

Small room with porch in house on Jennifer St. Share house with 4 others. Big backyard, 2 bathrooms, 1 block from park, 2 blocks from lake. Price negotiable. Available around June 1.

255-2503

151

SPACES AVAILABLE

In 6 bedroom coed house Grad students Near James Madison Park For summer and/or School year \$67.50 & utilities

256-4670

5-7 p.m.

Summer Sublet with option for Fall

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after 5:30.

156

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1 bedroom furnished apartment 1 block from mem. library, union, and State St. security locked lobby laundry facilities air-conditioned rent negotiable

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MIFFLIN ST. Apartment

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Glorious State St. View

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\$60/month

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-large living room,
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-close to campus
-laundry in building
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● 3 bedrooms
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& extras
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and fall.
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of University Ave.

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● Front and Back Porch
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● Completely furnished and
free utilities
1 person male or female to
share with two others
● Own big room
● Price negotiable
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bath.
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Very reasonable
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Fully furnished apartment
Includes:
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Fall)

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Rent Negotiable

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Pets-OK

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WITH 1 MALE

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\$40/MONTH

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1 bdrm apt
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rent negotiable
pets allowed

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257-9475

after 5 pm

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Sublet 1 bedroom of a 3 bedroom
apt. Includes kitchen &
bathroom.
Available May 15 thru Aug. 15.
price negotiable.

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Lee

171

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Hobbits welcome.

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Aug. 15

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2

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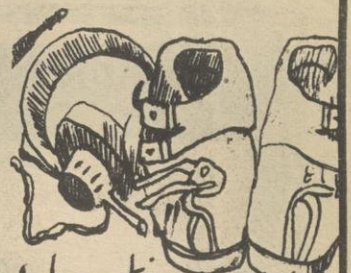
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A resident views Lakeshore dorms

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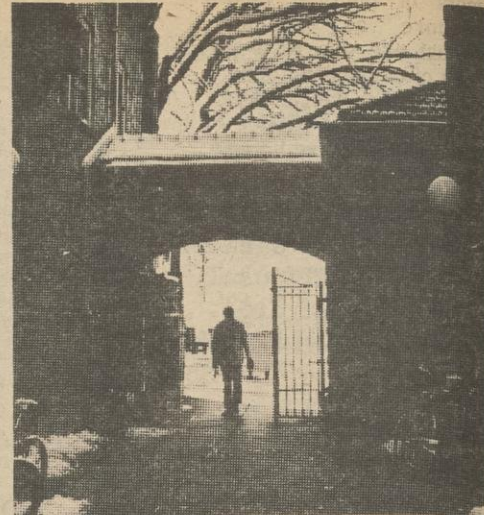
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Different Dorms; different lifestyles?

By SAM FREEDMAN
of Swenson House

"Where else can I find a really beautiful location so near to campus. That's really saying a lot in terms of accessibility to the lake and campus."

To the surprise of students who still believe all the myths, that statement comes in reference to the Lakeshore dorms. And its source is Dave Mills, who has resided and served as housefellow and hall advisor for Ogg Hall, in the Southeast area, and Kronshage Hall, on the lake.

EVERYBODY KNOWS about Lakeshore dorms: filled with aggies and jocks; situated somewhere between Sun Prairie and Denver; and decaying with age. Everybody seems to know about the Lakeshore dorms except the people who live there. But the residents return to Lakeshore dorms at a greater rate than do students, who, for a short time, sarcastically call Ogg, Sellery, or Witte "home." One reason lies in

the great number of singles which upperclassmen crave available in Adams and Tripp Hall. But Kronshage Hall, which offers very few singles, also shows a high return rate, so there must be something else that students find desirable.

The distance of the Lakeshore dorms from "the center of campus" is as debatable as where the center of campus is. Certainly, if one considers library mall or Memorial Union as UW's hot spot, the "Zoo" is closer, but the distance from the two main dorm complexes to, say, Van Hise or Social Science is almost identical.

And where the Southeast dorms can offer parking lots and scraggly trees in cement planters, the Lakeshore offers, obviously enough, Lake Mendota and what Mills calls, "a rural setting."

JUST LOOKING around the lakeshore area shows that the Contadina Company efficiency expert who put eight great tomatoes in the Southeast dorms

had no part in laying out Tripp, Adams, Kronshage, etc.

Kronshage Hall is actually not one building, but a loose confederation of individual three-story houses of about 75 people. The eight houses offer, probably, the biggest double rooms on campus.

Tripp and Adams, while they are larger buildings than the houses that constitute Kronshage, consist of small, four-floor houses, that contain as few as 35 students each.

The aging process has treated the older Lakeshore halls (Cole, Sullivan, and Elm Drive are pre-fab uglies) well; in addition, everything that could conceivably be used to barricade a Dean's office isn't nailed down, as it is in Southeast, architectural products of the paranoid 60's. This allows for some changability in the rooms.

IN TERMS OF the people, rumors are "given more weight than they deserve," according to Mills. Many Aggies and Engineers do live on the lake simply because it is in close proximity to those sub-campuses.

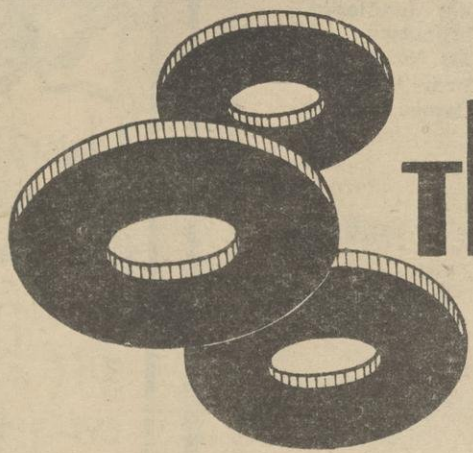
Mills, who was housefellow in Kronshage during the Cambodian spring of 1970, recalls residents of

(continued on page 19)

MEN

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(continued from page 18)

that area being as politically committed as those in Southeast. Rumors of political apathy in Lakeshore as opposed to Southeast are due to a smaller amount of canvassing done in the former area, as well as the lack of political activities outside of the downtown area, he noted.

Obviously, the Lakeshore dorms are not everyone's panacea, and out of states especially have filled the high-rises. Randy Brever, a former resident of Ogg and currently housefellow in Kronshage Hall stated that "I don't know where I'd rather be a housefellow, but I'd rather live in Ogg."

Brever said that the distance from downtown makes Lakeshore live more bound to their dorms. "People in Southeast don't spend as much time in the dorm. They're closer to the stores, the bars, and the libraries," he noted.

FOR THOSE OF you who want to live elsewhere on campus next year, capsule descriptions of other dorms follow:

SOUTHEAST (Sellery, Ogg, Witte). Welcome to the Zoo—home of Madison's heaviest population density. The Zoo, it

has been noted, is not two blocks long, but "thirteen blocks up and down."

This tight fit has caused plenty of tension. By spring, everyone begins to feel pressured by the presence of people around them in all directions, especially the clown who plays Grand Funk 24 hours a day.

Location is good, however, and Southeast has been labeled (with varying accuracy) the Hedonism Capital of Campus. But the Navigators hang out on 13th floor Ogg (to be closer to God).

CHADBOURNE AND BARNARD: The odd couple. Chad was regurgitated from a concrete mixer in the early 60's and Barnard is a relic from about 1910. Like the Southeast dorms, they suffer from being in the path of several ambulance routes.

LIZ WATERS: This is an excellent place to live. Location-wise, it's right in the midst of campus and on the lake as well. Since it was built to compete with opulent private dorms for spoiled society girls, it includes a cafeteria, many study-social rooms, and a kitchen. Rooms are very big. It's easy to figure out why no residents want it to go co-ed; it might have hurt their chances of getting back in.



A Public Service of This Newspaper & The Advertising Council



co-op philosophy

(continued from page 6)

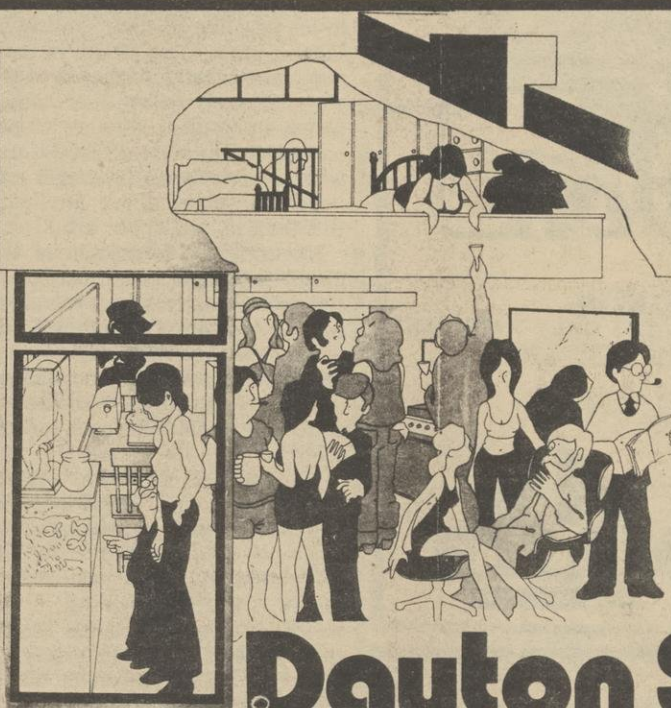
often to get to know well the group of people they are living with, to build a strong sense of community and fellowship and to overcome the alienation American society often breeds.

THE 20 TO 40 people living in the co-op houses here get a chance to work together and get to know each other in a unique way, as equals and as fellow-members. Working together on after-dinner clean-up is a far cry from meeting in a bar.

And taking responsibility for managing a large, rambling house gives members an opportunity to learn how things work—mechanical functions, business operations, community organizing. Many people are very committed to co-operative living.

It has been the history of co-operatives that they flourish best when people turn to them as an alternative to monopolies. It has been suggested that people here in Madison are organizing co-ops because of the rapidly tightening housing market, which is fast becoming a monopoly, or more specifically, an oligopoly, with a very few landlords controlling a very large amount of the housing.

Co-ops are an effective counterforce to the oligopoly, as they give students an opportunity to own land and take political and economic action. The co-ops are also enjoyable places to live, and as members gain more experience at managing successfully, co-op membership may mean lower housing costs in general and make better housing available.



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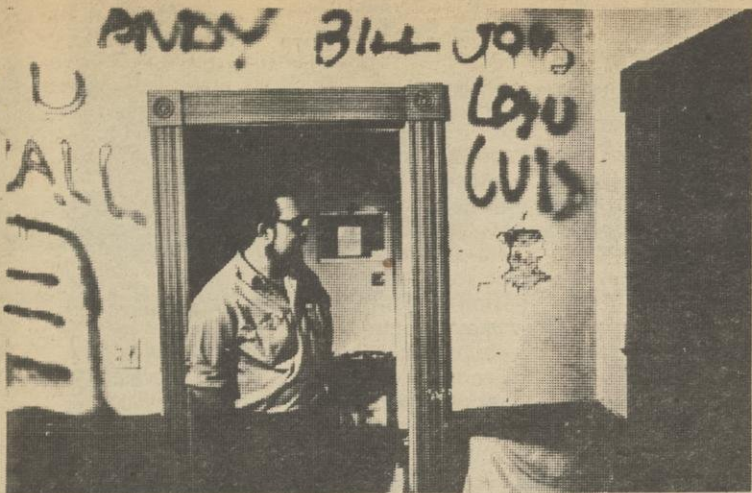
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Inside of a Bandy house during the '71 rent strike.



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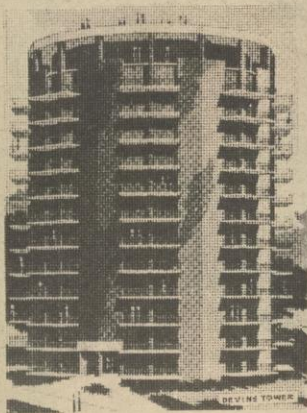
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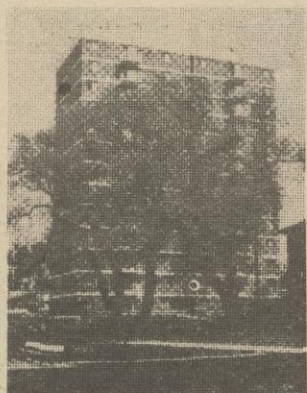
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SURF



661 Mendota Court
Apartments have 2 air conditioners, 2 bedrooms, and 2 baths.

By RON BRADFISH
of the Cardinal Staff

It's generally agreed among Central City residents that the biggest and most powerful band of highway robbers in Madison are the landlords. But what can you do about it?

If you want to make something of it, you're pretty much limited to cursing and beating your fists against the walls, unless you're in the mood for pitching your Junior Trailblazer pup tent in a vacant lot or the railroad yard behind Ogg Hall—and hoping nobody will catch you.

THE LANDLORDS have got you over a barrel. They don't have to let you live in their dumps on Mifflin, Main, Doty, or any of their other ghetto neighborhoods in the city. There's plenty of other people in Madison who are stupid enough to pay two or three times what an apartment is worth and never complain about anything. But then maybe there aren't.

Up until the formation of the Madison Tenant Union (MTU) in 1969, there really wasn't too much that an individual tenant could do when he was getting burned by a landlord who didn't seem to care about anything outside of collecting his ample money every month.

MTU started organizing renters into groups that could bargain with owners and try to bring about some sort of negotiated settlement to grievances. If negotiations failed, the MTU tried using weapons like boycotting, giving the landlord bad publicity, or picketing before resorting to its big gun, the rent strike.

"The rent strike is the last step in a whole organizing process," according to Jeff Kannel, a

spokesman for the Madison Tenant Union. "We try the negotiations and bargaining first. If that fails then we go out on strike, but only if we think we have the support to pull it off."

"LANDLORDS JUST AREN'T willing to recognize a tenant union because they don't want to give up any of the power they have," Kannel explained. "Many landlords refuse on that principle and are willing to fight for keeping their power just like management did in the early days of the labor strikes."

Kannel cited the Phil Engen rent strike of 1969-70 as an example of how a landlord was willing to risk "great financial loss" just so he wouldn't have to recognize and deal with an organized tenant union in the future.

The steps leading to the Engen rent strike started with a series of tenant complaints from residents in Engen-owned buildings.

Complaints continued to flow

tenants and deposited it in a Canadian bank. More renters joined the strike a little later and the amount of rent the tenant union was holding in escrow rose to \$24,000. More than 80 tenants had agreed to take part in the strike.

Engen attempted to break the strike, according to MTU, by sending "threatening letters to the parents of student tenants," attempting to find out the names of tenants involved in the strike to "blacklist them," and by charging MTU organizers with "conspiracy to interfere with lease contracts." The last step led to Engen's first court move to try to end the strike. Thirteen MTU organizers were subpoenaed and brought before a grand jury for "discovery hearings" on the conspiracy charges.

"It ended up completely in the courts," Kannel said. "It turned into a big legal mess."

"Kannel considers the Engen strike to be in some ways a victory

Rent strikes: Past and

into the Tenant Union office against Engen charging him with high rents and poor building maintenance. Several bargaining sessions led to no resolution of the problem.

ON FEBRUARY 17, 1970, the Madison Tenant Union announced a rent strike against Phil Engen. The tenant union had collected \$14,000 in rent money from Engen

for the MTU although they lost the major part of the legal hassles, because Engen decided to sue the individual tenants rather than the tenant union as a whole.

"HE GAVE IN ON every demand we made except for union recognition," Kannel said. "It ended up with both of us getting a lot of publicity and suffering a big financial loss."

Phil Engen, who pretty much came out as the "heavy" in the strike, also looks back on the incident as a loss for both sides, but claims that he thinks the tenant union could have gained much more "if they had been willing to take some of the pie instead of all of it."

"MTU was trying for a bigger thing than just an improvement of the conditions of those tenants," Engen declared. "Their big thing was that they wanted to prove that tenants had the right to negotiate rents. It just never got down to that issue."

Engen said that he was willing to agree to all their demands except the union recognition one because he didn't want to set up any "long term rent deal."

"THERE IS JUST no way that an owner has any control over the costs of maintaining a rental unit, yet these people expected me to agree to their controls on how much I could charge them for living in that unit," Engen said. "What would have happened to me during this energy crisis when

(continued on page 21)

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present

(continued from page 20)

heating and other costs all rose?"

The tenant union ended up giving Engen back his "\$24,000 plus paying out court costs and other expenses that put the union several thousand dollars in debt.

Probably the most colorful rent strike in Madison history came during the summer of 1970 when landlord Bill Bandy employed gas warfare, legal action, and the muscle of the C.C. Riders motorcycle club to try and clear out the "bums" that refused to pay rent on his Mifflin Street buildings.

The Mifflanders charged that Bandy doubled the rents directly after he bought the buildings from Governor Patrick Lucey. They directly refused to pay any rent.

IT ALL STARTED with an eviction notice. Bandy had just bought the houses and because he was unable to collect the rents, he decided to evict the residents in all four of his places on the 400 block of West Mifflin. The District Attorney refused to evict the tenants on the grounds that Bandy couldn't supply him with their names.

Bandy then leased the buildings to the C. C. Riders apparently in hopes that they could scare or force the residents out of the four buildings. Bandy and the C.C. Riders began Phase Two which included getting into fist fights with Mifflin Street tenants and dumping pesticide gas on the floors of some of the Bandy houses to "fumigate them" while residents were sleeping.

Bandy's primitive attempt at using World War I gas warfare methods to get at "the enemy" failed: he ended up in Dane County Court charged with disorderly conduct.

Neither side started to scale down the war effort until on September 30th Bill Bandy's panel truck was tipped over and set on fire by Mifflanders following a fierce rock fight between them and a Bandy platoon of about six C.C. Riders.

BANDY, WHO WAS GENERALLY considered to be "nuts" by people on Mifflin Street, was quoted as calling Mifflin Street the "only place in the United States where complete anarchy exists."

"It's become a matter of principle with me," Bandy blubbered, following the Pesticide Gas Campaign. "I'll get them one way or another. Either they'll pay my rents, or they'll get out."

The Mifflin Street strikers got out finally—as did Bandy, who left Madison for parts unknown a year or so later. Nothing was really settled according to the Madison Tenant Union, who worked simply as moderator between the two

understand what was going on down there."

KANNEL THINKS THAT the friction caused by what appeared to be a full-scale war down in the Central City, hurt the real cause because it obscured the issue of excessively high rents.

"You can't just jump into a rent strike like that," Kannel explained. You have to build the struggle in the eyes of the public. People just didn't understand it. They thought it was a war," he added.

which the tenant union went strike crazy and called four strikes at the same time. It was in December of 1970. None of them were particularly successful and one, the tenant union admits, was an out and out mistake.

"We had just won a strike fairly easily (the Marcus strike) and we were too cocky," Kannel said. "We really didn't have the strong tenant support we needed to pull it off."

SOME OF THESE STRIKES failed, some didn't. But the tenant union thinks that the big victory gained out of strikes is in the value of the threat of a strike.

Since the times of the big strikes, all we have to do is start doing a little organizing and some improvements come automatically," Kannel said. "These strikes have had a definite effect on people."

The Madison Tenant Union hasn't been involved in any strikes lately partly because they are still a couple thousand dollars in debt from the strikes of a few years ago and partly because there hasn't been the right kind of support to pull off a strike lately."

Photo by Art Pollack

opposing armies.

"I think that the whole purpose of the strike got lost somewhere along the line," Jeff Kannel recalled. "Everything got pretty wild, and most of the city didn't

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By Charley Preusser
of the Cardinal Staff

"Goldberg, he's such a pig. I don't believe some of the things he's done," declared Mary Radtke, former tenant of Dick Goldberg at 1038 Spaight St., upon hearing her old landlord was the subject of a Daily Cardinal story.

Goldberg specializes in building his public image and renting old, three-flat apartment houses located in Madison's latest "transitional neighborhoods."

The term transitional neighborhood is used to indicate some type of ongoing change in the residential character of a particular neighborhood. In Madison, it has come to mean those "areas" where the elderly and families are leaving and the young single people are entering.

IN THE LAST FOUR years, Goldberg has acquired 27 buildings located primarily in three neighborhoods; one near Vilas Park,

Landlord Goldberg: "if I wasn't doing it, someone else would."

another near Tenney Park, and the other in the Jenifer-Spaight St. area. It is in this last neighborhood that Goldberg has his highest concentration of buildings.

"It is my belief that landlords are being stereotyped and discriminated against, particularly in Madison. And, it's a hard kind of thing to fight. Nobody empathizes with a landlord except another landlord,"

the outspoken, 30-year-old Goldberg said at one point, in a two-hour interview in his basement office of his home at 1132 Spaight St.

But a spokesperson for the Madison Tenants Union didn't see his objections as purely prejudice.

really symptomatic of what's going on in those neighborhoods," Jeff Kannel said, summarizing Goldberg's method of operation.

"He buys a building and raises the rent, so the existing tenants, the families, and the elderly are forced to move out. They are replaced by young single people who find the inflated rents the same or slightly less than they are accustomed to downtown," the longtime MTU organizer contended.

"Consequently, the apartments, often in better condition than those in the central city, are filled quickly with groups of young single people who, unlike the previous tenants, are able to split the rent among themselves," Kannel explained.

TO THIS BASIC analysis of neighborhood

transition, Goldberg readily agreed, but added, "Look, if I wasn't doing it, someone else would."

But why does it work? Why don't people organize to stop it? "It works because he does it one by one with small buildings, rarely more than three or four units to a building," Kannel said. "The two groups, those entering and leaving, never meet."

"The sixth district (the Spaight-Jenifer area) is a very diverse neighborhood with elderly, workers, professionals, families, students and about every imaginable group in Madison," sixth district Ald. Michael Christopher stated, speaking of his Lake Monona shoreline district.

"The people are proud of this diversity and there's really no doubt that the kind of thing Goldberg is doing is a threat to that diversity," he continued.

But amidst rising neighborhood opposition, Goldberg continues his operations.

ON MARCH 20th, he appeared at 1038 Spaight, Mary Radtke's building, to announce he had bought it from Elizabeth Bushnell, who lives in Northern California.

"Dick showed up that Wednesday and told me he owned the building," Radtke remembered. He informed Mary that he was setting up a new two-tier rent system which would raise the rent of continuing tenants to \$175 a month upon lease termination and cost new tenants \$190.

Mary had two months left on a lease for \$135 a month.

"When I asked him why he was raising the rents," Mary recalled, "he told me, 'that's what the market will bear.' And unfortunately, he's right," she sighed.

In another building Goldberg acquired in the deal, a working mother of five who wished not to be identified, will move out because of the increased rent.

BECAUSE OF THE rent increase, she will be forced to move. Goldberg has offered to move her for free. He also offered to knock \$15 off the rent, but even the defrayed cost is \$35 more than her former rent.

Her son originally said she was upset over what had happened, but when contacted, she refused to offer her opinions on the subject.

"Look, I don't like it, but there's nothing I can do about it. He owns the building and he can do whatever he wants, right?" she said.

When told that perhaps it was important for other people to know her story, she replied, "Who has the power in this country, the rich or the poor? The rich, and they always will. And, as long as they do, this kind of thing will happen," she finished.

GOLDBERG CONTENTS IT is necessary for him to raise the rents in order to make money. "Bushnell owned the building outright—I've only got a mortgage," said Goldberg. "She could make money charging those rents, but I can't."

He proceeded, with the help of an electric calculator, to prove his point. His total cost, including taxes, repairs, maintenance, decorating, etc. was \$172 a month. He called this figure what he "needed to break even." Interestingly enough, that figure includes a \$60-a-month management cost per building. That \$60 is to cover the cost of Goldberg's time and labor as well as the \$160 a week salary of his secretary and some office equipment and supplies. However, for these minimal costs he puts aside almost \$1500 a month for all his buildings.

Goldberg's 'break even' figure also includes the mortgage principal and interest payments, but Goldberg does not mention in his figures that in 25 years he will own outright his buildings.

"Sure, I'll be rich in 25 years," he smilingly admits.

In 1967, when Radtke first rented the apartment, it cost \$67.50 a month. It continually rose to its level of \$135, which it was when Goldberg purchased the buildings. Goldberg's new rent of \$190 represents nearly a 200% increase over the '67 figure. Joe Cousins, a full-time employee for Head Start, who gets paid a part-time salary, lives with two other men on the second floor flat below Mary.

"We'll leave when our lease is up, partially because of the money, but actually it's more than this at this point," Cousins said when contacted.

UNWANTED IMPROVEMENTS

"Like the improvements he's making—we never requested them. In fact, we don't even want them," he explained.

Joe showed me the tinny gold-plated chained fixture Goldberg had his workmen install in one of the bedrooms. Several of the chain links were broken. Joe also pointed to the cheap red carpeting which had been installed in the hallways.

(Continued on Page 23)

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(continued from page 22)

concluded. "His materials are shabby, and the workmanship is poor."

WHEN QUESTIONED about these accusations, Goldberg insisted the work done was atypical, "a mistake I have decided to correct as soon as I found out what happened."

It is one of Goldberg's contentions that by his method, he is able to preserve buildings by doing necessary improvements. Of the three tenants I spoke with at 1038 and 1042, no one thought of the improvements as being necessary. In fact, all three felt the improvements served to detract from the property rather than improve it.

But improvements, renovations and restorations are an integral part of Goldberg's operation. On November 16, 1971, he purchased a building at 1327-9 Spaight and immediately doubled the rents in apparent violation of the Phase II Wage and Price Controls which prohibited rent increases except for increased costs.

MTU filed a complaint with the Internal Revenue Service and was informed on Nov. 23 that the incident was being investigated. Ultimately, no action was ever taken.

Goldberg was able to justify his tremendous increase on the basis that he had done \$7000 worth of improvements on the building.

Most of Goldberg's work is done by "young kids." He seldom uses contractors or union labor. His wages are negotiated individually with these people, making it impossible to know what the actual cost of the work was except by his records.

In touring four Goldberg-owned buildings, it was obvious the buildings were well-kept. But if restoration means anything more than upkeep, they weren't restored.

IMAGE BUILDING

IT IT WERE JUST his method of operation, Goldberg would be no different from a dozen other landlords speculating in

the transitional neighborhoods.

But Goldberg is unique among Madison's landlords in his persistent public relations campaign. According to Ald. Christopher, "He's very concerned with his image, more than any other landlord around," he explained.

In the fall of 1970, Goldberg moderated his own television talk show on Channel 15, called Polarity Examined, in which controversial issues in the city were discussed by several people of dissenting viewpoints.

THROUGHOUT THE Cardinal interview, Goldberg repeatedly hit the theme of bias and prejudice against landlords. Three

weeks ago, he appeared on the Ben Sidran show. Incidentally, Goldberg is a neighbor of Dr. Jazz and a diehard fan.

He refused to be photographed when he couldn't be assured that the article would not include negative references towards him.

"I think he's conned a lot of people into thinking he's something he's not," Kannel contended. "I mean, he creates this impression that he's giving them something special when he's really just raking in the money."

Christopher told a story of a tenant from his district who called, urging a no vote on a rent control bill. "Frankly, I was surprised. I mean, I have had a lot of calls from landlords, but this was the first tenant who opposed rent control."

"Well, within the next half-hour, four other Goldberg tenants called to register their opposition to rent control with their alderman too," Christopher said.

"After awhile I asked one of them if Goldberg had told them to call," he remembers. "At first he answered 'no.' But then he admitted that it was on Goldberg's instructions that he was making the call."

MTU spokesman

"I think he's conned a lot of people into thinking he's something he's not."

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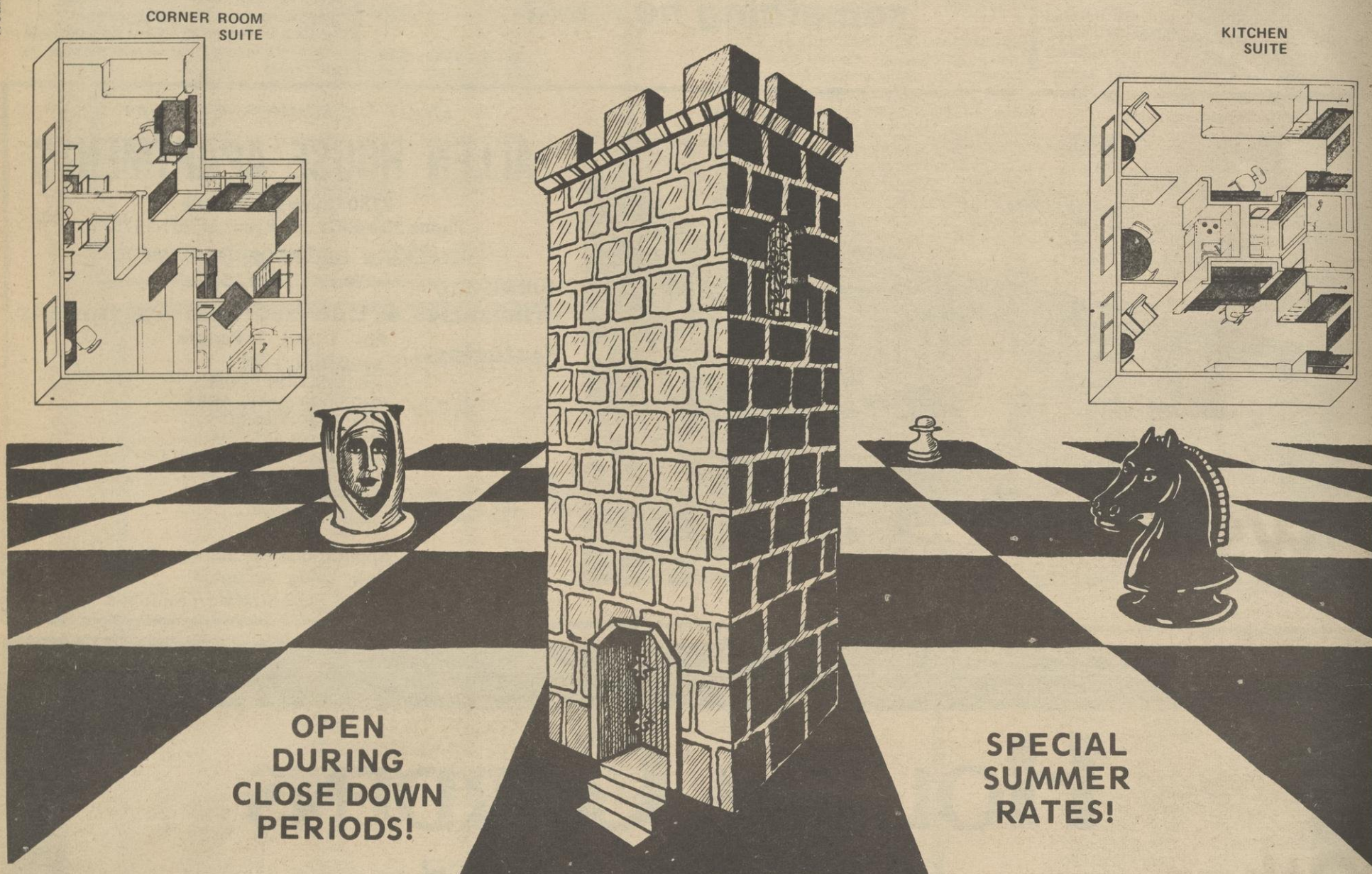
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