

REAL ESTATE

For Sale

An ideal home, 8 large, light rooms, all modern conveniences, full lot—located in best of location in Wingra Park, \$5,600.00.

University Heights, 7 rooms strictly modern—fine as silk \$5,000.00.

Legler & Huseboe
Over 27 West Main St.

ACRE

LOTS

ON

LAKE

MENDOTA

WEST POINT from

Burton & Kinney

Real Estate & Insurance
Suite 2, Brown Block.

A BARGAIN

Lot 66x135 with house and barn that rents for \$30 a month. In one of the finest residence districts in Madison. Can be bought for \$5,500 if taken before July first.

Don't fail to see this.

Phone No. 2682

CARL F. PFUND

REAL ESTATE BROKER
27 East Main

WEST LAWN—Eight-room house, two blocks from car line. This house has a very tasteful interior finish with all modern conveniences, and the neighborhood will please the most fastidious. Terms very reasonable. Price \$5,600.

TWENTY-ACRE FARM—6 miles from town. Excellent land all fenced. Good house, stable, granary and tobacco shed. Will sell on easy terms, with several hundred dollars paid down. Price \$2,600.

Flat building on West Mifflin Street for sale or trade. Will take a vacant lot in part payment.

FOR SALE

One of the finest houses in Wingra Park. Brooding, all modern. All finished down stairs except kitchen. Only one year old. Lot 40x120. House can be bought for only \$3,800.00. Vacant lot, 60x120, Wingra Park \$1,200.00. Lot 60x120 University Heights, \$1,200.00.

FOR RENT

5 room cottage on West Johnson St. \$14.00. Wanted to buy old house. Moved off property. Money to loan and insurance written.

Madison Real Estate Exchange

Room 31 Vroman Block,
Tel. 1505.

MARTIN & HODGE

John C. Martin W. A. Hodge

Real Estate Agents

Tel. 1709 20 N. Carroll St.

PARTIAL LIST

A good modern 11 room house on W. Dayton St. at a bargain, and a cheap cottage next door.

A seven-room house on W. Dayton St. Two blocks from University. Price right.

Excellent lake shore lots and cottages.

Choice flats on Hamilton St.

A very desirable suburban farm, cheap.

Timber lands in Wisconsin.

Fruit lands at a bargain in the famous Rittler Root Valley.

Florida and Texas farms.

List your property with us

This well stocked farm for sale

Will accept city property in exchange.

A fine 160 acre farm located 3 miles from a small town and 5 miles from a city of about 3,000 inhabitants.

"Plumbing Facts Gladly Given." *Madison Wisconsin State Journal*. April 4, 1920.

Plumbing Facts Gladly Given

Whether you're planning on new plumbing or not, we're always mighty glad to tell you all about the nationally known plumbing wares listed below:

"Kohler"	
"Mott"	Enameled Ware
"Standard"	
"Tepeco"	Porcelain Ware
"Siwelelo"	Silent Closet
"Kenney"	Splashless Showers
"Knickerbocker"	Bath Spray Brushes

We're just a few steps from the square,
going west on Mifflin street.

You'll find it easy to call on us.

If you've read
About It and It's
Plumbing Ware—
We Have It.

113 West
Mifflin
Street

Anton Metz

Telephone
Fairchild
660

"Plumb" Satisfaction

"Try Shopping at Metz's." *Madison Wisconsin State Journal*, April 13, 1920.

Try Shopping at Metz's

You'll like to buy plumbing accessories in our store.

We've remodeled it to please you.

You'll find in our show-room just the things you want to see and buy.

We've stocked most everything you need in our line, at very reasonable prices.

You are invited to call any time.

Turn West
on Mifflin
at Buck-
master's;
Step at 113

Anton Metz

Plumber for Particular People

Year: 1940; Census place; Madison, Dane, Wisconsin; Roll: T627_4469; Page: 6A; Enumeration District: 13-44. Ancestry.com. 1940 United States Federal Census [database online]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012 (accessed December 2, 2013).

						1922 census												
17	502	134	R	35	No	Anderson, Hans	Head	M	W	37	M	No	8	Norway	5	4	Home Place	
18						— Gertrude D	Wife	F	W	26	M	No	H-1	Wisconsin	6	5	Home Place	
19						— LaVerne	Son	M	W	6	F	No	0	Wisconsin			Home Place	
20						— Doris M	Daughter	F	W	4	F	No	0	Wisconsin				
21						— Eugene	Son	M	W	3	F	No	0	Wisconsin				
22	135	R		35	No	Ed Elliott, William A	Head	M	W	41	M	No	H-1	Wisconsin	6	5	Home Place	
23						— Lela	Wife	F	W	38	M	No	H-1	Wisconsin			Home Place	
24						— Robert	Son	M	W	16	F	No	H-2	Wisconsin			Home Place	
25						— Helen	Daughter	F	W	15	F	No	8	Wisconsin			Home Place	
26						— Phyllis	Daughter	F	W	13	F	No	7	Wisconsin			Home Place	
27						— Ruth	Daughter	F	W	11	F	No	5	Wisconsin			Home Place	
28						— Keith	Son	M	W	8	F	No	1	Wisconsin			Home Place	
29						— Evelyn	Daughter	F	W	6	F	No	0	Wisconsin			Home Place	
30						— James	Son	M	W	4	F	No	0	Wisconsin				

Madison Records

GOOD MORNING, JUDGE!—(Superior Court) Mrs. Margaret Johnson, 36, no address, vagrancy; sent to jail to await sentence.

Driving while under the influence of liquor—George C. Dushack, 20, Sun Prairie, \$100 bail forfeited; Darwin G. Hanson, 49, of 2946 Milwaukee st., \$50, occupational license granted; Arthur Wick, 26, of 3568 E. Washington ave., \$75 and costs, occupational license granted; William Nichols, 52, town of Westport, \$50 and costs or 30 days, occupational license granted.

Hans Anderson, 502 W. Mifflin st., reckless driving; \$15.

Speeding—Reuben A. Crabtree, 2924 Maher ave., 40 mph, \$5 bail forfeited; Anthony J. Valentine, 970 Waban Hill, 40 mph, \$5 bail forfeited; Angelo J. Arado, Truax Field, 40 mph, and arterial, \$7 bail forfeited; Bernard Peterson, 2441 Hoard st., 42 mph, \$6 bail forfeited; Rollan E. Endres, 807 W. Dayton st., 40 mph, \$5 bail forfeited; Ray H. Jacobs, 2322 Sommers ave., 42 mph, \$5.

Robert Stuart, 21 N. Butler st., arterial; \$2 bail forfeited.

MARRIAGE LICENSES—Robert C. Paulson, Mt. Horeb, and Dorothy A. Lohneis, 1835 Helena st.

Joseph R. Machtel, 212 N. Lake st., and Dorothy E. Rafferty, 2434 Hoard st.

Gernie J. Crane, Rising Fawn, Ga., and Lucy D. Olson, Lake View hotel.

Deaths In Madison — Gottfried Lange, 79, of 2447 Superior st., in hospital Sept. 18.

Mathias Hubert Schleck, 67, of 1308 Eberhardt ct., at his home, Sept. 20.

Simon A. Dokken, 55, of 2617 Stevens st., at his home Sept. 19.

Mrs. Louise L. Chase, 84, of 420 W. Doty st., at a hospital, Sept. 19.

Harold Stugard, 71, Mt. Horeb, at a hospital, Sept. 19.

Mrs. Catherine Eisenach, 68, Neenah, Wis., at a hospital, Sept. 19.

Frank Nogaj, 37, West Dé Pere, at a hospital, Sept. 19.

BUILDING PERMITS — Home Owners Loan Corp. alterations (8 additional apartments) at 527

"Plumber's Body Found Floating Near Lake Pier." *Madison Wisconsin State Journal*. August 21st, 1945.

Plumber's Body Found Floating Near Lake Pier

The body of Leopold Frank Roesch, 38, Madison, plumbing worker, was found about 8 a. m. today, floating in 3 feet of water near the pier at the Brittingham park swimming beach.

Coroner Edward A. Fischer is investigating.

The body was discovered by Frank Schultz, park caretaker, about 30 feet from shore. Mr. Roesch's clothes were neatly folded on a bench near the bathhouse.

Police took the body to a Madison hospital, where an autopsy was to be performed.

For many years, Mr. Roesch was employed by Anton Metz, plumber at 502 W. Mifflin st., and more recently he had worked at the RMR Corp. He was living with two half-brothers Ed and George Hackett, 124 N. Henry st., who told Fischer they had not seen Mr. Roesch for about two weeks. Mr. Roesch is also survived by another half-brother, Joseph L. Hackett, 627 Pickford st., and a half-sister, Mrs. Adolph Knoche, Madison.

LOUIS? Willing to apartment, private in Madison, S. Calabrese, 400 E. St.

TS-FLATS 21

CH RENT? Will attractive 14 room apt. near University furnished or unfurnished. B. 5334 avenue.

1 apartment, \$67.50. 1, state references. Journal.

RNISHED 22

e home in Chicago on. Brick, 5-room, bath. Very good in fine condition. comparable here. apartment. Write B.

USES 23

150. All furnished, gas for cooking, St. G. 4570-R.

RENT 24

a space available doctor or dentist at 2502 University

STORAGE 29

NT-7,500 to 10,000 space. Preferably on railroad siding. to R-775, State

mately 5,000 to 10-6. Call Mr. McKinnon, F. 6251 days.

NT 29A

60 acre farm. Ideal for farming, 1 room furnished, 1 brooder house, fruit trees, Wayne from Highway 15.

LE 30

e farms. Very restful March 1st. Renters B. 6286

on, 103 W. Mifflin

ad dairy farm. Bel-olumus, 11 room buildings. Will sell in machinery, five \$14,000 or trade for

MI, G. 463, B. 1497 dairy farm, med-ty, bath, Barn, to-ry, chicken house. from Madison city G. 2903.

th 4 room modern on Fish Hatchery.

Belleville. With a. Also a good ten- at least a year. share of personal

SELSON B. 5459

1/2 miles S. of Lodi-ings and land, with immediate posses- Ethun, Agency, De 76R2.

ated in section 35, niles from Water-tek top - highway. Near school. Good nt, barn, 36x100; al stock or dairy asonable. Arthur or, Wis. Telephone

tern 6 room house, and bath; 2nd 3, rning kitchen 1st, orn barn; chicken work land, 1 mile, pril 1st possession.

WANTED 31

Y CASH 31

room house. Pre-

COMPANY B. 7318

s, and commercial

Realtor, G. 2950

ne wanted. Pref-Call F. 6510 or G.

or rent 5, 6 or 7 dson, Wausau, one, G. 10067 or, Madison.

POKESSTON, 37,000.

Rolf Darbo Realtors

F. 5365 Evans, G. 109, C. 394

2 FLAT on Williamson st. on a lot 66 x 132. Steam heat. Old, but a good buy for \$5,500.

KONRAD, REALTOR F. 2812

620 SOUTH ORCHARD, 6 rooms home, 3 bedrooms, Garage. Large lot \$7,000. Inside showings by appointment only. G. 5450 W. M. NEMEC, Eve, G. 1662 304 First National Bank Bldg.

NEAR NAKOMA, 9 1/4 acres, strictly modern 6 room-house, Garage, barn and hen house. F. 3715

Neil Lien

JUST WHAT you've been looking for! Early possession, April 15, by owner leaving city. 7 room house at 1531 Monona Drive, facing Lake Monona and Olbrich Park on city bus line. 4 bedrooms, 1 unfinished, automatic oil heat insulated. Hot running soft water. Glazed porch, oak finished interior. Price \$9,700. F. 9409W.

East Johnson, 5 rooms, bath, 2 car garage, \$6,500. Madison St. 4 bedroom home, oil heat, \$5,500.

West Mifflin - 2 flat - 5, 5, 4, rooms 2 furnaces. Now \$11,000. East Washington Ave. 8 room brick oil heated residence with income, \$9,500.

Mr. Dalsen - B. 3585

THE A. ROY MYERS COMPANY

F. 1776 111 S. Hamilton St. Realtors

MODERN house in Abiesman, Wis. Easily converted to 4 apartments. 10 acres land. Also other buildings, \$5,500. Orrie Olsen, Abiesman, Wis.

BADGER BULLETIN

Bungalow 7 years old. Living room, dining room, kitchen, bedroom and bath 1st floor. 2 extra bedrooms 2nd. Excellent condition. Warm air heat. Garage, Fisher St., \$7,200.

JENIFER ST. 2-flat in very good condition. 4 rooms and bath 1st, 5 rooms and bath 2nd. Hot water heat by stoker. 2-car garage. \$12,500.

ELMSIDE BLVD. Excellent east location. 3 rooms and laboratory 1st. 4 bedrooms and bath 2nd. Warm air stoker heat. Garage. \$10,000.

4 APARTMENTS, 100 block West Wilson. Hot water heat by stoker. Annual income \$2,150. Listed \$15,000.

NEAR EDGEWOOD, 3 bedroom home. Heated sunporch. Built-in features. 2-car garage. Warm air heat. Big lot. Possession 60 days. Listed \$9,500.

WEST WASHINGTON, 700 block, 2-flats. 4 rooms and bath 1st, 4 rooms and bath 2nd. Monthly income \$95. Steam heat, \$6,500.

4 ROOM BUNGALOV, EAST. Stoker warm air heat. Garage. Good condition, \$5,500.

VERY DESIRABLE ROOMING HOUSE in excellent condition. Centrally located. Automatic heat. Furniture included, \$16,800.

IDEAL EAST LOCATION. Beautiful 3 bedroom home on North Baldwin. 30 days possession. Excellent condition.

3 APARTMENTS 5 years old. Immediate possession. 5 rooms and bath 1st, 2 furnished apartments 2nd. Hot air heat by stoker. Garage. Near Lakeview Sanitorium. Listed \$12,700.

EAST 2-flat. Strictly modern kitchens and baths. 4 rooms and bath 1st, 5 rooms and bath 2nd. Garage. 30 days possession, \$10,000.

HIGHWAY 51, 3 miles from city. 7 room home. Good condition with 3 1/2 acres of land. Also separate building with 2 room apartment. Hot air heat, all modern, \$8,400.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

WEST MIFFLIN, living room, dining room, kitchen, 3 bedrooms and bath. 3 room apartment and bath 2nd. Steam heat. 3-car garage. Only \$7,000.

3 APARTMENTS, 100 block West Wilson. 6 rooms for owner 1st floor. One 4 and one 2 room apartment 2nd. Steam heat by stoker. 4 garages. Annual income \$1,740. Listed \$15,000.

2-FLAT SOUTH DREARLY, 5 rooms and bath each, 2 furnaces. Hot air heat. Interior in good condition. Exterior needs painting.

so they could move to Reedsburg. How's that for a BREAK for a worthy veteran like this Mr. Joyce?

WE HAVE SOLD about 10 houses lately to returned-service men, most of whom have been in the service since the war.

THAT 5-APARTMENT BLDG. at 409 West Mifflin St. is now for sale by our agency.

LOW, or other property in or near Madison, to sell or exchange. We sometimes buy outright for cash. LET'S GET TOGETHER, week day or evening, and make the deal you SHOULD make.

KIRKPATRICKS, Realtors

314 E. MAIN, 1st Floor. Office F. 272 Res. F. 1270-B. 2703R

SOUTH side, 4-room house. Not entirely modern but in excellent condition. Possession May 1st, \$6,000.

J. B. LARSEN, F. 341, G. 463, B. 1497

NORTH Park St., 200 block. 7-room frame house, partly modern. Stove heat, 90 day possession. \$5,250.

J. B. LARSEN, F. 341, G. 463, B. 1497

SOUTH Park St. 6-room house located in desirable business block. New furnace, modern tile bath. 60 day possession. \$7,900.

J. B. LARSEN, F. 341, G. 463, B. 1497

SOUTH SIDE-Modern 5-room house. Built-in bath. Modern kitchen. Hot air heat with stoker. Electric water heater. Double garage. 30-day possession. Priced for quick sale, \$4,800.

300 BLOCK S. Ingersoll. Modern 6-room house, 2nd floor equipped for 3-room apartment. \$4,800. \$1,300 down. Balance can be financed.

V. L. SHEEHAN AGCY. F. 2507, Realtor Res. F. 5084

308-310 N. BASSETT-3-Dat. 5, 5, C. Price \$8,000.

JEFFERSON ST.-9-room, 2 baths, oil heat, new roof. Private listing. Call Mr. Lynch, Paul F. Hunter Co., F. 1405. Realtor, E. 4163.

5-ROOM home, partly modern, west of city limits. Price \$6,200.

A. T. DEBELLING CO. B. 4100

Home in the Country

Beautiful 3-bedroom country home on 2 acres of well landscaped and planted land, one mile west of city, available for Sept. 1st occupancy.

This home recently painted and re-decorated, has new oil burner, fireplace, double garage, one bedroom downstairs and two up.

Inspection by appointment only.

Donald McKenna G. 423

3 BLOCKS NORTH OF THE CAPITOL A 3-story building, 2, 5 rooms and bath apartments, 3 rooms and bath on 3rd floor. 2 warm air oil furnaces. 4-stall garage. Present monthly income, \$176. Price \$15,000. Evenings and Sunday call F. 8778.

Paul E. Stark Co. Realtors, B. 175 1 W. Main

NEAR MIDDLETON, 5 rooms, bath, oil heat. 30-day possession. \$5,500. R. L. SIEBECKER, Eves, G. 4365.

MODERN 2-bedroom reinforced concrete stucco home. New roof, full basement, stoker, water softener, water heater, garage, fenced back yard and garden. \$7,250. Immediate possession. 920 E. Mifflin St.

(Buy U. S. Victory Bonds)

COTTAGES, RESORTS-Sale 33 EDWARDS PARK, 2-bedroom cottage suitable for year around use. Only 6 years old, \$3,200.

O. B. SHERRY CO. Office R. 2230 415 Tenney Bldg. Eves, G. 3459R

INCOME PROPERTY-SALE 34 3-FLAT building, Near University Ave. and lower campus. 6 rooms and bath on 1st and 2nd floors. 5 rooms and bath on 3rd. 3 separate furnaces. Needs some decorating and repairing. To close an estate. Make an offer to Art Main at

John C. Haley & Sons Realtors B. 5240

NEAR Eastwood Theater on Rusk st. 2 apartment, 4 room and bath each, steam heat, stoker, garage. OPA Possession, \$10,500.

M. D. HUNT, Realtor, G. 4842, G. 3311

VERMONT BUILT all brick store building with 3 modern apartments on 2nd floor. 1 apartment available in 60 days. Good location for appliance store. Price reasonable. Information by personal contact only.

EVERETT KISSAM CO. F. 5164

PARK LAWN

A new restricted subdivision in Middleton. Just a block to high and grade schools. Large lots, 45x207 ft. Sewer, water, and streets all in. See these before you buy.

ROY A. GANNON CO. F. 699 111 King St.

OVER 200 feet on University Ave. Suitable for commercial. Call Ed Lynch, Paul F. Hunter Co., F. 1405, Realtor, B. 4163.

We Need Money

2 Maple Bluff lots, 1 very large Shorewood, 1 Nakoma lot. Don't pass this buy. F. 3511 NEAL H. STODDARD F. 3511

TRADE REAL ESTATE 37

OWNER will sell or exchange Madison home for home in Chicago suburbs. 5 room bungalow, fireplace, glazed porch. Garage. Oil burner. Value \$8,500. Write R-755, State Journal.

BUSINESS OPPORTUNITIES 38

HERE IT IS

Your opportunity to buy an established greenhouse business just east of city limits. Complete with 2 acres of land, 7-room modern house, complete heating facilities with hot water stoker heat. Will trade for city property.

C. J. STARR, F. 1453

BAKERY equipment, including neon sign, for sale, in good condition. Full line of store fixtures, F. 7673.

TAVERN, well-established and doing good business. Living quarters included. Write K-512, State Journal.

COAL AND MATERIAL BUSINESS

Prairie du Sac, Wisconsin All up-to-date coal loading equipment. 1-1945 new Ford Truck; 1-1942 GMC a year and a half old. SACHFICE PRICE. Wonderful opportunity for a young man to get started in a good paying business. Owner leaving city. See Forrer - Forrer Coal and Material Co.

MEAT MARKET, grocery store and locker plant business for sale in nearby town. Well established. Leaving town. Write R-778, State Journal.

HOME AND BUSINESS. We have a 6-room house and small grocery in separate building on 1 acre of land at edge of east side of city. Come in to talk this over. Call Mr. Rude at J. S. Miller Co., 1 W. Main, F. 8147.

A GOOD BUSINESS OPPORTUNITY Brick and Tile Bldg. about 24 x 134 ft. full basement and 1st floor, steam oil heat, freight elevator, 2 lavatories, 2nd floor living quarters. Building now occupied by printing establishment and may be so purchased.

THE A. ROY MYERS COMPANY F. 1776 111 S. Hamilton St. Realtors

FOR RENT-Going filling station on main highway in small town. Write R-779, State Journal.

OPPORTUNITIES WANTED 39

CASH

For your charged-off accounts, notes, or judgments. Free appraisal. H. HAAG 329 Washington Bldg., Madison, F. 1496

CASH for building to be removed. Free estimates. Fred Hanson & Son, Building Wrecking Service, F. 2866.

RESTAURANT or any building for one in Madison, F. 1750.

INTERESTED in purchasing medium sized Printing shop in Madison. Write R-758, State Journal.

OPPORTUNITIES WANTED 39

RESPONSIBLE couple wants to manage tavern in or out of Madison. K-520, State Journal.

WANT TAVERN with living quarters. Good location anywhere. Will pay up to \$20,000. Write K-522, State Journal.

GROCERY STORE wanted in good location in Madison. Will buy building, equipment, and stock.

RUSSELL and ASSOCIATES Office B. 5927 Res. F. 7889

MONEY TO LOAN 41

MONEY

Now you can buy that refrigerator or washing machine... pay for it on the Time-Credit plan. Low cost, only \$6 per \$100 per annum.

The First National Bank Madison, Wisconsin

(Continued on Following Pages)

City Police Arrest Father for Nearly Strangling Wife

Madison police Saturday night arrested a 23-year-old father who is charged with nearly strangling his wife Thursday night with one of their baby's diapers.

The father, Charles Denson, 502 W. Mifflin st., was arrested by Police Officers Martin Kelly and Daniel Maloney at the Denson residence after Mrs. Denson reported to police her husband had returned home.

Mrs. Denson said her husband forced his way into the house, forcing her to flee with their two children.

A warrant charging Denson with assault to do great bodily harm was issued in superior court Saturday morning.

Choked by Diaper

Asst. Dist. Atty. Glenn L. Henry said Mrs. Denson told him that her husband came home intoxicated Thursday night, aroused her from bed, and without provocation, choked her into unconsciousness by twisting a diaper around her neck.

The Densons have two children, aged 10 months and 2 years.

Mrs. Denson reported that when she regained consciousness her

husband was asleep in bed. When he awoke, he demanded that she get up **and** pack a lunch for him to take to the new veteran's hospital, where he is a construction laborer, and beat her with his belt, Henry said Mrs. Denson told him.

Close to Death

Henry said he sent Mrs. Denson to Methodist hospital, where doctors reported that blood vessels in her face had been broken and that "she had been as close as possible to death by strangulation without dying."

Denson served a six-month sentence in the county jail last year for non-support of his family, after he told Superior Judge Roy H. Proctor he felt that "if I didn't take care of my family somebody else would."

"Sold—Sold." *Madison Wisconsin State Journal*. March 19, 1950.

SOLD—SOLD

FILLING STATION, CABINS, RESTAURANT, etc. on Hy 12-18, 4 miles East, owned by Chas. E. Meier to Roy C. Johnson.

2001 VAHLEN ST., NEARLY NEW BUNGALOW, owned by Melvin Jones, to the John Palmer folks.

607 CLEMONS AVE., 6 ROOM HOUSE, owned by Eric Smithback.

222 PRINCETON, Corner Kendall Ave., formerly owned by Lloyd Kohl, to Chief of Police Weatherly family.

502 W. MIFFLIN ST., Rooming house, formerly owned by Mrs. Mabel Bennett, to the Charles E. Meier folks.

IF YOU HAVE PROPERTY IN OR NEAR MADISON TO SELL OR TRADE, DROP IN OR ASK US TO CALL AND TALK IT OVER WITH YOU—DAY OR EVENING—NO OBLIGATIONS. WE ALWAYS NEED A LOT OF PROPERTIES. AS WE DO EXTENSIVE ADVERTISING AND USUALLY HAVE MANY PROSPECTIVE PURCHASERS. NOW IS THE TIME!

17 • 1 . • 1 A

UW HOUSING: THE BIG SQUEEZE

From Page 1A

making something out of it."

Other landlords are a different story. They have had frequent complaints from tenants and, according to city records, a substantial number of building code violations.

Robert and Joyce Suddeth, for example, are a couple who own apartments cited for numerous building code violations. Charles Palt, a statistics professor at the University of Wisconsin Extension in Madison, has a history of clashes with tenants and a record of code violations on his properties.

Along with many other landlords, Shomberg, the Suddeths and Palt have purchased 60- and 70-year-old houses, subdivided them into flats, and sometimes added a few rooms and parking spaces in the back. The results range from good to clearly substandard housing for students.

Here's a closer look at how these landlords operate.

Anthony Shomberg

"There are a lot of buildings in the Madison area that are really run-down," said Dagna Shomberg, Anthony's wife. "He taps the ones that are most run-down."

Anthony Shomberg said he would not buy a building unless he can "reel it" for a relatively low price. "There, I can afford to redo," he said. Before he became a full-time landlord 20 years ago, Shomberg was a carpenter and a construction supervisor. To maintain his properties, he employs three carpenters and two painters full time.

Shomberg said the money he spent on repairing a house usually was close to the purchase price. In most of his 38 buildings, he said, Shomberg has installed what he considers his trademarks: ceiling fans, exposed wood beams and living rooms, and a stone roof over the kitchen cabinets.

Tenants said they appreciated the effort.

Elizabeth James of Green Bay, who graduated in August, said she and her three roommates each paid about \$250 a month, including utilities, to live in a four-bedroom Shomberg house at 319 E. Johnson St., two blocks north of Mill St.

"You're paying to live in something nice," she added. "People will pay \$100 a month (per person), but they will have complaints."

Shomberg declined to say what percentage he made on his investments each year. "I look at cash flow," he said, but added that he cleared between \$300 and \$1,000 a month per building that he owns.

The Suddeths

Robert and Joyce Suddeth said they owned 20 houses containing 42 flats, including 10 buildings in the 400, 500 and 600 blocks of W. Mill St. They have purchased those buildings since April 1983.

Linda Grob, the Madison building inspection supervisor, used the 500 block of W. Mill St. as an example of the worst housing in Madison, where landlords often performed only minimal maintenance. The Suddeths, who own eight properties in that block, have given Grob's department "reasonable cooperation" in keeping up their buildings, she said.

When asked whether renting to students was worth it, Joyce Suddeth turned and looked around her split-level house in Middleton, which is assessed at \$15,200. Middleton, a Madison suburb, assessed at nearly 100%.

"How do you like this house?" she asked, waiting two seconds before saying with emphasis, "It's worth it."

Robert Suddeth, a former farmer, said that before people criticized the condition of houses on Mill St., they should realize that they were aging properties, and that students sometimes were not the best tenants.

"You get a guy come home drunk, and he's not going to be the same as a family of four," Suddeth said.

Joyce Suddeth, a registered nurse at the University of Wisconsin Hospital and Clinics, said she was bothered by the furniture and trash piled up behind some of the couple's properties.

But, she added, "That's part of renting to students."

Last spring, the Building Inspection Department targeted the 500 block of W. Mill St. An inspector found 41 building code violations in the Suddeth property at 512 W. Mill St., including 22 alleged for reduced rent or payments under the city's rent abatement ordinance. The ordinance is designed to reimburse tenants for having to live with uncorrected code violations.

Suddeth claimed that the tenants at 512 W. Mill St. had never asked that anything be repaired. But when the tenants received a letter saying the house was eligible for rent abatement, Suddeth said, "It sounds like free goodies."

He added that one inspector had told him the tenants were "some real party animals."

Nonetheless, after a hearing Aug. 11, the six tenants at 512 W. Mill St. were awarded a total of \$101 in back rent.

The hearing examiner found that the Suddeths had not repaired or replaced loose or broken stair treads on the front stairs on the second floor. Some parts of a handrailing also were missing, and a stair carpet had not been nailed down.

In this instance, the Suddeths said, they had planned to make the repairs but more pressing work was needed on some of their other properties.

The city also cited the Suddeths for code violations in their buildings at 514, 523-25 and 554 W. Mill St. They corrected those violations in the time allotted.

As evidence that they are good landlords, the Suddeths said, all 14 of their properties west of the Capitol were rented for the fall semester by the first week in April. The students signed one-year leases, which began in August.

Charles Palt

Palt owns two off-campus properties, at 547-49 W. Mill St. and 1 Frances Ct. Both have been cited for code violations, and tenants in both buildings criticized how they were maintained.

UW students John Erdmann and Mike Colberg, both of Milwaukee, lived in Palt's building at 547 W. Mill St. The pair and a third roommate recently were awarded \$115 in rent abatement for uncorrected violations that included a leaky sink and a carpet that was not nailed down.

Palt did not contest the tenants' application for rent abatement. He was in Scotland on business when the hearing occurred.

My opinion was that they were entitled to rent abatement," Palt said recently. But, he added, "It doesn't mean that I'm not concerned about my property."

Erdmann said he planned to move to a more expensive apartment for the coming year. He will pay \$220 a month in rent, \$50 more a month than he paid in W. Mill St., where his rent was \$140 divided three ways. The Mill St. rent included heat but not electricity.

He was willing, albeit grudgingly, to pay more for better housing. "You can't get anything under \$200 a month per person unless you live on Mill St.," Erdmann said. "We've suffered here enough."

In 1978, tenants at Palt's eight-unit row house on Frances Ct. conducted a rent strike over alleged building code violations. The tenants won the strike, and the repairs were made.

As part of the strike settlement, rent for tenants then in the row houses was tied to the Consumer Price Index. Two of the rent strikers who still live in the same Palt row house pay a total of \$320 a month, not including utilities. New tenants in the row houses pay as much as \$500 a month total, including utilities.

PHU Ball, a tenant involved in the '78 strike, still lives there. Ball was an aide to former Madison Mayor Paul Soglin from 1973 to 1978 and is considered an expert on landlord-tenant issues.

Ball claimed that many Madison landlords continued to take advantage of students.

"Landlords began to realize when enrollments blossomed, they could get anything they wanted," Ball said.

"That's why kids test up these apartments — you put that many people into an apartment [and] you tell them to leave. That's I'm ripping you off because I can get away with it."

With an increasing vacancy rate may help landlords justify disrepair.



Anthony Shomberg, a successful landlord with a good reputation, displayed a five-bedroom apartment that rented for \$1,235 per month, or \$2,331 per student for the nine-month academic year, not including heat. A double room in a UW-Madison dormitory costs \$1,453 per student for the nine-month 1987-88 academic year. Whatever meal plan the student chooses is extra.



UW students John Erdmann (left) and Tim Hannon were awarded rent abatements for uncorrected violations in their apartments on W. Mill St.



The enclosed porch of Erdmann's apartment was tiled with workers' trash. Hannon's complaints prompted new porch steps for his apartment.

Journal photos by Carl D. Hoyt and Benny Siau

UW HOUSING: THE BIG SQUEEZE

A sampling of off-campus housing

This overview is based on city inspections of 17 apartment buildings in the 500 block of W. Mill St., near campus. Shown are code violations from two representative buildings — neither the best nor the worst — along with averages for the whole block, which city officials say is among the worst in Madison.

Map shows not shown inspections	
Building #1	<p>Rent: \$665 per month for each of three 3-bedroom apartments. All include heat but no other utilities.</p> <p>33 code violations, including 24 qualifying for rent abatement. Inspected April 4. Corrected July 13.</p> <ul style="list-style-type: none"> Front door did not close or lock Screen on back door missing Front handrail loose Some roof shingles dislodged Wood on deck rotting Furniture needed cleaning, repair No porches in front doors No discolored on rear doors Bathroom light fixture missing No smoke detectors Sink and shower poorly installed Caulk needed for bathroom leaks
Building #2	<p>Rent: \$780 per month for one 3-bedroom unit; \$1,230 for one 5-bedroom unit. Both include all utilities.</p> <p>10 code violations, including 8 qualifying for rent abatement. Inspected April 7. Corrected June 6.</p> <ul style="list-style-type: none"> Smoke detectors broken Faucet broken Holes in kitchen wall Wiring leading to basement Heater in bathroom was exposed Bathroom window broken Shower pipes not insulated Trash not bagged to tenants shown outside Complaint received July 3.

Summary for all 17 buildings on block

Average number of code violations	24	8 qualify for rent abatement
Greatest number in one building	63	29 qualify for rent abatement
Smallest number in one building	0	

Monthly rent per bedroom:	Average \$328
	Highest 370
	Lowest 170

Journal photo



Not all students are angels: Dirty dishes were piled up in one student apartment

"502 West Mifflin Street." *Architecture and History Inventory*. Wisconsin Historical Society Online
<http://preview.wisconsinhistory.org/Content.aspx?dsNav=Nrc:id-5,N:4294963828-4294963814&dsNavOnly=N:1189&dsRecordDetails=R:H1108633> (accessed November 14, 2013).

