

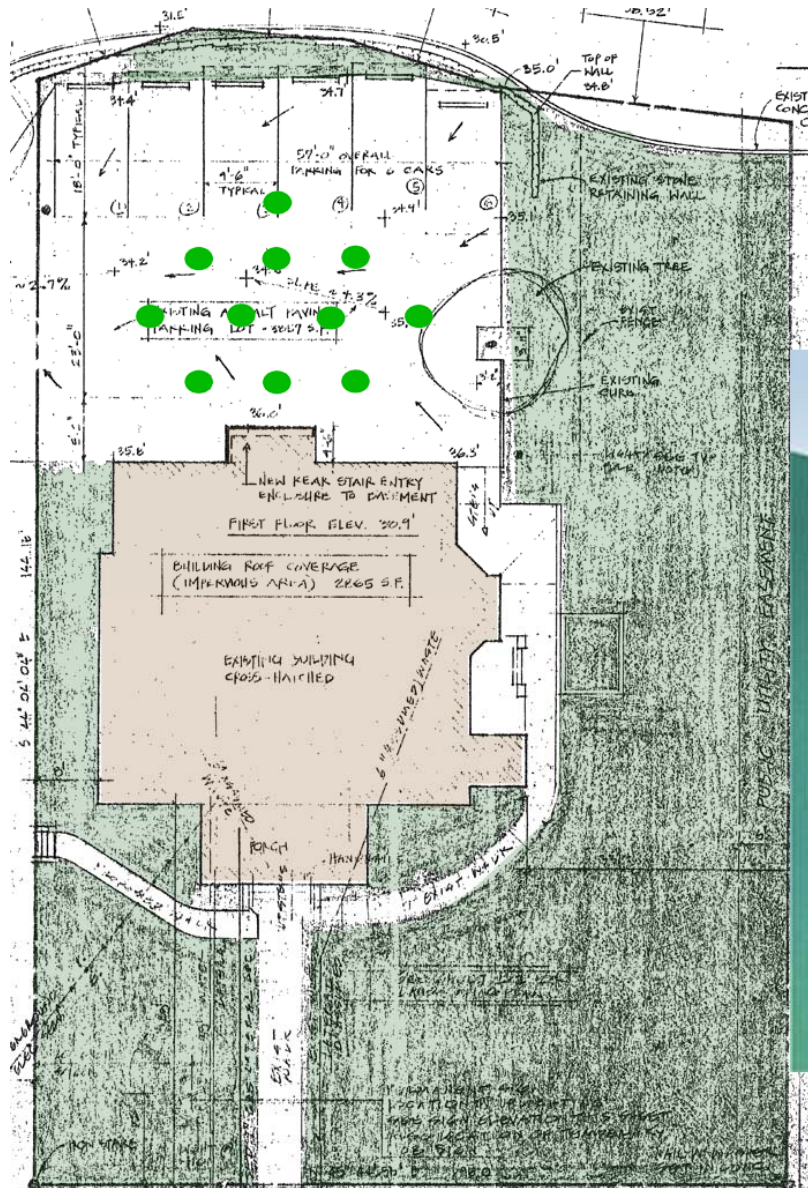
Waugh – Klebba

Collins House Proposal Public Meeting

15 December 2011

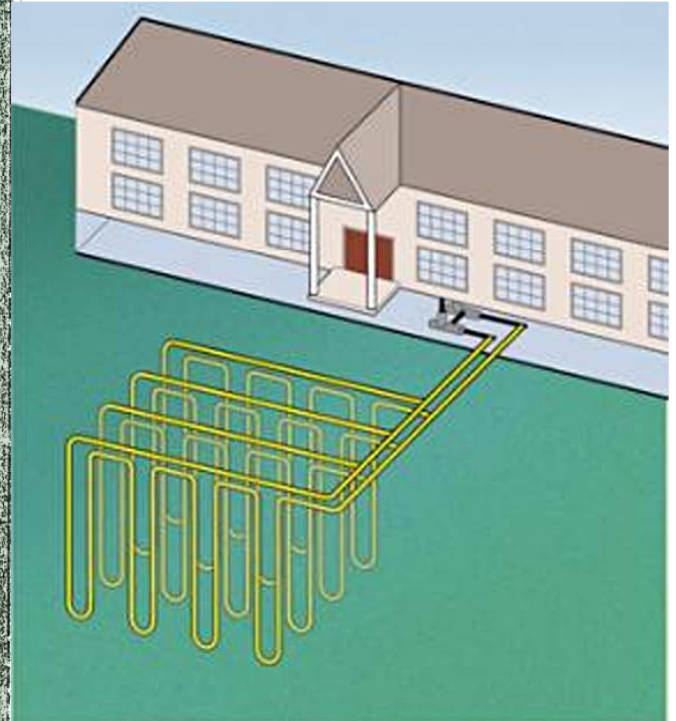


JMP 1915



Geothermal

- 11 bore holes
- each 10 feet apart
- each 6-10 inches diameter
- each 100-200 feet deep



December 15, 2011

City of Madison
Madison, WI

RE: Collins House
704 E. Gorham Street
Madison, WI

To Whom It May Concern:

Please take this letter as notification that Robert Klebba & David Waugh have been pre-approved for the purchase of the above mentioned property.

Based on the preliminary information received Robert & David will qualify for financing on this property. Final determination will be completed within 10 business days of your committee's acceptance of their bid on this property.

If you have any questions or concerns please feel free to contact me @ 608-845-0207.

Sincerely,

PARK BANK



Michael J. Phillips
Vice President – Business Banking

Thu, Dec 15, 2011



UW Credit Union
3500 University Avenue
Madison, WI 53705
608-232-5000 or 800-533-6773
contactus@uwcu.org

Robert Klebba
1213 E Mifflin St
Madison, WI 53703-2436



Account Details

DETAILS FOR:

Account Number: 1421282326 [History](#) **Maturity Date:** 8/1/2022
Nickname: Fixed 15 Year [Edit](#) **Status:** Open
Description: FIXED 15 YEAR
Rate: 6.3750% [Loan Rates](#)

Balance

Current: \$91,885.45
Available: \$0.00

Last Statement

Date: 11/16/2011
Balance: \$91,885.45

Term

Original: 15 Years
Remaining: 10 Years 8 Months

Payments

Original Number: 180
Remaining Number: 128
Frequency: Monthly
Date of Last Payment: 12/5/2011

[Make Payment](#)

Original Amount: \$115,000.00
Current Payment: \$1,359.86
Escrow Balance: \$681.79

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PROPERTY SEARCH RESULTS: PROPERTY DETAILS

OWNER(S)

WAUGH, DAVID P
& ROBERT E KLEBBA
1213 E MIFFLIN ST
MADISON, WI 53703-
2436

PROPERTY ADDRESS: 1213 E Mifflin St
Parcel Number: 070913107251
Information current as of 12/15/11 12:00AM

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2010	\$75,500	\$121,700	\$197,200
2011	\$75,500	\$121,700	\$197,200

RELATED DETAILS

- [Pay Taxes Online](#)
- [Assessment Area Map](#) (PDF)
- [Sales for this Area](#)
- **Refuse Collection**
 - District: 07B
 - [Schedule](#)

2011 TAX INFORMATION [2011 Tax Details](#) [Pay Property Taxes](#)

Net Taxes:	\$4,366.56
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$4,366.56

SCHOOL DETAILS

District: [Madison](#)

- Lapham-Marquette
- O'Keeffe
- East

PROPERTY INFORMATION

Property Use:	Single family	Property Class:	Residential
Zoning:	R5	Lot Size:	6,540 sq ft
Frontage:	40 - E Mifflin St	Water Frontage:	NO
TIF District:	0	Assessment Area:	26

CITY HALL

Aldermanic District: 2
Ald. Bridget Maniaci

- [Who are my elected officials?](#)
- [Where do I vote?](#)

RESIDENTIAL BUILDING INFORMATION

EXTERIOR CONSTRUCTION

Home Style:	Bungalow	Dwelling Units:	1
Stories:	1.5	Year Built:	1931
Exterior Wall:	Wood		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	2007
Garage 1:		Stalls:	0.0
Driveway:	Concrete	Shared Drive:	NO

INTERIOR INFORMATION

Bedrooms:	4	Full Baths:	2
Fireplace:	0	Half Baths:	0

LIVING AREAS (Size in sq ft)

Description:	Living Area:	Total Living Area:	1,440
1st Floor:	936		
2nd Floor:	504		
3rd Floor:	0		

Department of Planning
and Development
Inspection Unit

City of
Madison

July 31, 1990

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
608 266 4551



Michael & Barbara Pratzel
704 East Gorham Street
Madison, WI 53703

RE: BED & BREAKFAST - 704 EAST GORHAM STREET

Dear Mr. and Mrs. Pratzel:

Section 28.08(2)(b)8.i. provides that a bed and breakfast is permitted at the subject property with the following conditions:

- i. The establishment has a valid permit from the City Health Department.
- ii. The only meal served is breakfast to registered guests.
- iii. Off-street parking is available as required by Section 28.11(3)(1)6.d.
- iv. Establishments with more than two (2) rooms for rent or within 1,000 feet of another such establishment are only allowed when approved by the Plan Commission in accordance with the procedures set forth in Section 28.12(10). However, the distance limitation shall not apply to such establishments to be located in Designated Landmark buildings.
- v. Fire protection is approved by the Fire Department which may be more restrictive than State requirements.
- vi. Length of stay may not exceed twenty-one (21) consecutive days for each registered guest.

The definition of a bed and breakfast in Section 28.03(2) provides that a bed and breakfast means any place of temporary lodging that provides four (4) or fewer rooms for rent for a length of stay not to exceed three weeks, is the owner's personal residence and is occupied by the owner at the time of rental and in which the only meal served is breakfast.

Since you are planning to move from the premises, you will no longer be owner occupant of the bed and breakfast.

This use will then be a hotel. This property is zoned R5 which does not permit a hotel. In order to convert the use to a hotel, a rezoning would be required. The Plan Department would probably not support the rezoning.

Michael & Barbara Pratzel
July 31, 1990 - Page 2

This letter shall serve as an official notice to remind you that
a bed and breakfast must remain owner occupied.

If you have any questions on this matter, feel free to contact
us.

Sincerely,

Kathy Voeck

Kathy Voeck
Zoning Inspector
266-5978

KAV:nap

cc: Brad Murphy

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 25, 1991

CONDITIONAL USE APPLICATION:

1. Requested Action: The conversion of the former living quarters for the owners and operators of a bed and breakfast establishment called the Collins House into a fifth boarding room located at 704 E. Gorham Street.
2. Applicable Regulations: Section 28.08(5)(c)q. requires that the renting of not more than 6 lodging rooms to transient guests on a zoning lot occupied by a landmark or landmark site designated by the Landmarks Commission is a conditional use in the R5 General Residence District as referenced from Section 28.08(5)(c)1. Section 28.08(5)(c) provides that any development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission are a conditional use in the R5 General Residence District.

GENERAL INFORMATION:

1. Applicant: Michael & Barbara Pratzel, 821 Prospect Place, Madison, WI.
2. Status of Applicant: Operators of the current bed and breakfast establishment located at the Collins House.
3. Development Schedule: As soon as all necessary approvals have been obtained.
4. Parcel Location: On the northeast corner of the intersection of North Blount Street, with East Gorham Street.
5. Parcel Size: 13,905 sq. ft.
6. Existing Zoning: R5 - General Residence District
7. Existing Land Use: A four-room bed and breakfast and catering service operation.
8. Surrounding Land Use and Zoning:
 - North - Lake Mendota zoned C - Conservancy.
 - East - Immediately adjacent to the site on the north side of Gorham Street is the Lincoln School Apartments zoned P.U.D.-S.I.P. and two single-family residences zoned R5.
 - South - Across E. Gorham Street are a mixture of single-family houses and 2-4-unit multi-family housing, primarily occupied by students zoned R5.

West - A vacant lot, a four-unit, two single-family residences and the City of Madison James Madison Park and boathouse. On the south side of E. Gorham Street are a number of different single-family to multi-unit primarily student residences all zoned R5.

9. Adopted Land Use Plan: P - Parks, Recreation, Open Space and Conservancy.

PUBLIC UTILITIES AND PUBLIC SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

The zoning code states that: "No application for a conditional use shall be granted by the City Plan Commission unless such Commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
7. That when applying the above standards to any new construction of a building or an addition to an existing building, the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district, such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district; and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations; and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan."

ANALYSIS, EVALUATION AND CONCLUSION:

In August of 1985, the Plan Commission approved the operation of a bed and breakfast establishment and accessory catering service in the landmark building called the Collins House. The zoning ordinance allows a bed and breakfast operation of up to four rooms for rent for a length of stay not to exceed three weeks and where the establishment is the owner's personal residence and is occupied by the owner. The Collins House has operated under these conditional use provisions up until this time. In October of 1990, the Common Council approved a zoning text amendment to provide for the renting of not more than 6 lodging rooms to transient guests on a zoning lot occupied by a landmark or on a landmark site designated by the Landmarks Commission under this ordinance provision the "Collins House" will no longer be considered a bed and breakfast establishment and in essence, will be a lodging house with a limit on the length of stay. The zoning text amendment was sponsored by this area's aldermanic representative, David Wallner, in order to facilitate the expansion of the Collins House bed and breakfast operation from four available rooms to five. This fifth room, which was once the operator's residence, as required by provisions of the zoning ordinance could now be utilized for lease to transient guests under this recently approved zoning text amendment.

The addition of the fifth room will result in no proposed exterior changes to the building and thus, will not require any approvals from the Landmarks Commission.

The existing number of parking stalls are sufficient enough to provide for the one parking stall requirement per room in addition to the one stall required for the catering service operation (6 parking stalls in total).

Since the previous operation of the Collins House was approved under the provisions of the zoning ordinance as a conditional use and has functioned in compliance to all provisions of the original conditional use, the addition of one additional bed and breakfast unit will have relatively no impact on the future operation of the establishment and surrounding properties.

The Planning Unit staff feels that the conditional use standards can be met with this application and recommends its approval.

RECOMMENDATIONS:

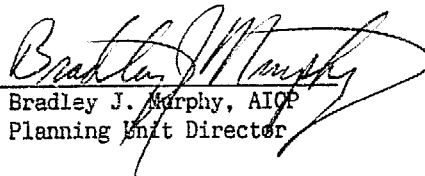
The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve this application for an additional lodging room conditioned upon the following:

1. Reviewing agencies comments and input at the public hearing.



Alan J. Martin
Planner II

APPROVED FOR DISTRIBUTION



Bradley J. Murphy, AICP
Planning Unit Director

AJM:jlj/12