

# Collins House Proposal

**704 E Gorham St**

**David Waugh & Bob Klebba**

1213 E Mifflin St

Madison WI 53703-2436

608-251-7713, 608-209-8100

[dpwaugh@gmail.com](mailto:dpwaugh@gmail.com), [klebba@tds.net](mailto:klebba@tds.net)





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**A. Transmittal / Acknowledgement Letter.**

David Waugh  
Robert Klebba  
1213 E Mifflin St  
Madison WI 53703-2436

**Subject: City of Madison 704 East Gorham Street Request for Proposals**

The undersigned have read the City of Madison's Request for Proposals for the re-use and rehabilitation of 704 East Gorham Street. We agree to and accept the terms, specific limitations, and conditions expressed herein. WE HAVE READ, RELY UPON ACKNOWLEDGE, AND ACCEPT THE CITY OF MADISON'S DISCLOSURE AND DISCLAIMER, AS PROVIDED IN THIS RFP, HERETO FULLY EXECUTED AND FULLY INCORPORATED INTO THIS LETTER.

Sincerely,



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David P Waugh

7 November 2011



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Robert E Klebba

7 November 2011

The above-signed are representing themselves as prospective owner-occupants of 704 E Gorham St.



## B. Project Concept Statement

- a. *A statement of the project concept is required, to include general design characteristics, and initial details of the proposed rehabilitation and restoration of 704 East Gorham Street. This shall include:*
  - i. *Type of use proposed and a description thereof;*
  - ii. *If residential uses are being proposed, total number of units, bedroom count, occupancy type;*

The appraisals done of the Collins House evaluate several uses and both ultimately recommend that it be used as a bed and breakfast. The property appeals strongly to us as a B&B and we intend to operate it as such. However, under the current R-5 zoning, it is not permissible to operate the Collins House as a B&B within 500 feet of the existing Livingston Inn at 752 E Gorham St. A change in the zoning, perhaps to allow B&Bs within 500 feet as a conditional use, would require review by Planning, Plan Commission and the Common Council. This change has not been initiated.

In the meantime, we propose to occupy the Collins house as our primary residence and rent out 4 of the 5 bedrooms. The B&B configuration has already divided the house efficiently and zoning allows use as a "lodging house". We therefore will not be changing the configuration. The property is located in a very desirable rental property area. We thus expect no difficulty in finding good renters. We have rented 2 rooms in our existing house for the past 10 years and have established some wonderful relationships with many of our past renters. Letters from previous renters are attached. Renting 4 bedrooms will provide important cash flow for the renovations projected over the first 5 years.

For both the B&B and the lodging house, the only redesign required is the installation of a kitchen. We are evaluating the installation of a small kitchen in its historical location or in the food preparation area of the abandoned commercial kitchen.

### Neighborhood compatibility

- iii. *Amount and type of public access;*

Along with the short-term lodging house use, we will be continuing our community dinners (see attachment), "Chef's Night Out" (<http://www.eastmifflin.com/menu.html>), in the public space on the ground floor. We are currently starting our fifth season of "underground dining" in our home where serve dinner family-style to about 20 people every other week. When we start in the Collins House, we will be providing much of the food from the vegetable farm we operate, Morningwood Farm CSA, further promoting local food. Depending on popularity, we may be able to increase the frequency of Chef's Night Out to every week.

We will provide other types of public access to the Collins House. The historic landmark designation allows some commercial uses, in particular "catering" and "café" operations. As was done in the past, we plan to open up the lakeside porch, living room and dining room to catered meetings and small weddings. We expect to rent out these spaces 2 to 3 times per month.

Of course we will continue to host meetings at the Collins House as a function of the community organizing that we are involved in, both in the Tenney-Lapham and James Madison neighborhoods and in other social groups and clubs that we participate in.

When we transition to a B&B operation, the Collins House will have a much increased level of public access.

- iv. *Total number of parking stalls required for proposed use;*  
There are 6 private parking spaces behind the Collins House and 6 public spaces on Blount St. to the west. These spaces will be important since a bus stop takes up the Gorham St. frontage. The private spaces will be dedicated to the B&B operation when it starts. Other special activities will have street parking available on E Gorham and N Blount Streets.
- v. *Commitment to, and timeframe for, rehabilitation of structure to historic standards*  
Our financing of the purchase of the property includes additional amounts for the historic restoration of the building as well as rehabilitating the heating, insulation and plumbing. Since the building celebrated its 100<sup>th</sup> birthday this year, we intend to invest enough to make sure that it lasts another 100 years.

A large part of the restoration and rehabilitation will be performed in the first few months of occupancy. As far as restoration, the only task remaining after the first year will be the front porch canopy. This task will be delayed until the B&B is started so that a Façade Improvement Grant will be applicable.

- vi. *That the project will be completed in accordance with the City of Madison Landmarks Ordinance and the Secretary of the Interior's Standards.*  
We look forward to the creativity and craftsmanship required to maintain this historic landmark.

### **C. Development Team Information**

- a. *Organization Form, Team Members, and Personnel: Provide a complete identification of the proposer and any associated participating firms, the specific legal entity description and the jurisdictions under which the proposer is organized, the principal representatives of each participating firm, and identification of the individual(s) authorized to negotiate and bind the proposer are required. The development team information must include information adequate to permit a preliminary assessment of the proposer's current financial strength and capacity to successfully undertake the project;*  
For our development team, we have engaged Ken Adams of Adams Design Construction Ltd. as a general contractor and James Glueck of Glueck Architects LLC. Both Ken and Jim have been immensely helpful in the evaluation of the Collins House and have broad experience with historic restoration and rehabilitation. Please see the attachments for more information on these team members.

Bob undertook a significant rehabilitation of a 100-year old farm house in Riley, WI in the early 90's. He hired Ironwood Construction, led by Nels Diller. Together they restored a sadly neglected building to an open, bright and



welcoming rural home. Bob's experience with small-scale financing, permitting, conditional uses, variances and general construction (particularly demolition, electrical and plumbing) will be very useful when working on the Collins House.

Since we will purchase the Collins House as our primary residence, the restoration and rehabilitation will be financed as improvements to our home.

- b. *Relevant Experience: Proposals shall describe the relevant experience of the proposer in the planning, redevelopment, financing and management of similar projects. Include evidence that the proposer is financially solvent / stable and has a track record of securing financing of a similar magnitude and complexity. Proposals shall also include a minimum of three references who may be contacted regarding each participating firm's role and performance in connection with similar projects, along with the express written permission to contact these references. References shall include name, affiliation, address and telephone number.*

We are relying on our development team for the relevant experience in the planning, restoration and rehabilitation. Messrs. Adams and Glueck have provided in the attachments references for and examples of similar properties they have worked on. Nels Diller of Ironwood Construction provides a reference for Bob in the attachments.

In addition to our house, we own Morningwood Farm Nursery and CSA near Mount Horeb. Our real estate is worth \$912,000 with \$400,000 in equity in our farm and \$120,000 in our current home. We expect to secure at least \$130,000 to finance the initial round of restoration and rehabilitation. Subsequent work will require additional financing, probably in the form of a home equity loan. Financing for the Collins House will be easier once it is occupied again and the comparable leasehold properties in James Madison Park have been sold.

#### **D. Costs**

- a. *An estimate of total costs for rehab and restoration shall be submitted in sufficient detail to permit evaluation.*

We have broken out the restoration and rehabilitation tasks over 4 years. A spreadsheet is attached.

In the first few months we will address the immediate issues such as new kitchen, porch floor, more efficient heating system and restoration for the water damage while the Collins House was vacant.

After the first year, major expenses include insulating all the exterior walls and the attic and replacing the casement windows on the north porch.

In the four-year time frame, we plan to be operating the B&B. At this point we will be able to take advantage of Madison's façade improvement grant to pay for further restoration of the front of the building, as was done at the nearby Livingston Inn. The porch canopy will need to be rebuilt and restructured so that the temporary posts can be removed. Starting the B&B will require that we invest in air conditioning. We would like to install a geothermal AC system, as long as the Wisconsin DNR and Madison water utility permit the excavation.

The landscaping has been neglected in the last 15 to 20 years and will have to be thoroughly rehabilitated. Of the 5 large trees on the property, the 2 hackberries will have to be restructured and the 3 lindens will have to be removed (see attached quotation). New plantings will emphasize natives and use many of the hallmarks of Jen Jensen, a prairie-school landscape architect.

In the first year, we estimate costs of \$121,150. This will be paid out of financing of \$100,000 and \$20,700 in credits and sweat equity. Subsequent years see expenses totaling \$121,730. Grants and credits amount to \$30,700 and financing will be required for the difference.

- b. *A successful proposal will also include a qualifications and letter of commitment from bondable general contractor(s) for all construction or rehabilitation that is to be completed.*

We have engaged Adams Construction and Design, Glueck Architects, Please see their qualifications and letter of commitment in the attachments.

## **E. Financial Plan**

- a. *Provide an in-depth Financial Plan detailing the sources of capital and terms, and describing the financial resources of the proposer and financial capacity to complete the project. The Financial Plan must outline the prospective financing and contain a Sources and Uses section. These shall include but not be limited to equity investment, senior term debt, subordinated debt, tax credits, and grant funds from Federal, State, local, or private sources. The Financial Plan must identify the specific investment to be made by the proposer, as well as any credit enhancements or additional security.*

We will sell our existing house for which we have \$120,000 in equity. Houses on the Tenney Lapham neighborhood are selling well with recent “days on market” average of 50 days and range from 0 to 260 days. We will finance the purchase of the Collins house using a bank loan and use the cash from the sale of our home to finance the rehabilitation and restoration.

The first year we expect to expend \$121,150. At least \$100,000 will come from the sale of our current home, and the balance will come from tax credits and sweat equity.

The remaining \$121,730 in rehabilitation and restoration will be spread out over years 2 through 4. We expect to receive \$25,700 in grants and credits, leaving a balance of \$96,030 to be financed at a later date.

- b. *The Financial Plan should include a proposal relating to proposed terms and conditions of a site sale or lease. Any price or rent to be paid to the City for the purchase of the building and lease of the Site should be included.*
- c. *The proposal should include proposed terms and conditions of a purchase of the structure and ground-lease of the property. For a ground lease structure, include minimum annual rents, plus the term of the ground lease (not to exceed 99 years) and any requested special consideration or conditions.*

The more recent appraisal is very thorough in its review of the Collins House and its methodology of comparison to other properties. However, there are several issues that were overlooked:

- The front porch canopy exhibits critical structural failure and must be dismantled and rebuilt to match its original appearance
- Air conditioning is required to operate a B&B, the comparable properties had AC
- Kitchen installation cost is underestimated
- All the glazing on the north porch must be replaced
- The heating system is indeed serviceable in the short term, however its inefficiency is untenable and it must be upgraded
- Three trees on the land are potentially dangerous and must be removed

We propose a purchase price of \$130,000.

While the purchase price is lower than the appraised value, we feel that the condition of the property does not match that described. The 6-year vacancy of the property has had many deleterious effects. Between \$50,000 and \$70,000 will be needed to bring the Collins House to the valuation in the appraisal. Since we plan to invest \$121,150 in the property initially and a total of \$242,880 in the first 4 years, we will substantially improve the property's value and increase its tax basis in a short period of time.

The appraisal for the land neglects several issues that did not get factored into the valuation of the land:

- The land has lake views but no lake access
- The driveway for a 28-unit apartment building is directly behind the land, separating it from James Madison Park and the lake.
- The land is located on a major isthmus arterial with over 15,000 vehicles passing daily

We propose a land lease of \$4,500/year for 99 years with escalators to be negotiated after approval of the proposal.

## **F. Special Conditions**

- Any and all special conditions that the proposer may offer or request from the City are required to be listed. The proposer will need to elaborate on costs, terms, payment amounts, conditions, timing and such other pertinent factors, if selected for further negotiations.*

We expect that the James Madison Park Surplus Committee will meet sometime in December. After reviews by the Board of Estimates, Parks Committee and Landmarks, the Common Council should be able to review our proposal in late January or February. At this point we can finalize the purchase, dependent on the sale of our current home. It would be reasonable to expect to close by the end of May 2012.

## **Environmental Responsibility**

*A commitment to creating an environmentally responsible rehabilitation and adaptive reuse of the Collins House.*

We will fully weatherize the structure, including insulating the outside wall cavities to reduce energy footprint of the building. We will upgrade the heating system for

better efficiency and replace the wasteful and noisy window air conditioners with zoned geothermal central air conditioning.

At Morningwood Farm, our 64-acre property near Mount Horeb, we have worked with Dane County Land Conservation and the Natural Resources Conservation Service to implement many conservation features: 7-acre riparian buffer zone and 2.5-acre scrape pond to improve trout habitat in the Sugar River, storm water detention pond, diversion and waterway to control water runoff from the nursery operation and 37 acres of native prairie. We will provide the same level of leadership in addressing the environmental issues surrounding the Collins House. We will coordinate with the Parks Division and the James Madison Park Garden Committee to landscape around the Collins House and in the park to stop water runoff from the building and parking lot.

#### **H. Compatibility of Proposed Use With Neighborhood.**

*Our proposal addresses a number of goals and recommendations in the neighborhood plan:*

1. *Preserving the central city architectural history.*

We have been active in historic preservation and becoming stewards of a historic house in the neighborhood is a great privilege and responsibility that we take very seriously. Opening our home to public events is a way to share with the neighborhood this historic home.

2. *Attracting and retaining businesses that blend with the artistic, Bohemian nature of the area.*

We think our underground dining will be a perfect fit for the neighborhood. It is an idea that is starting to catch on but not yet operating in the city on a public scale.

3. *Maintaining older housing stock*

- a. We love the older housing stock in the neighborhood and have gone on record in favor of preserving the neighborhoods rich mix of older housing stock. Our current home was built in 1930 and we love the craftsmanship and detail in much of the older housing stock.

4. *Encouraging the increase of owner-occupied housing*

- a. The Collins House has not been owner occupied for many years. Since the city has owned the property, it has been only occupied for 4 years during the early tenure of the Pratzel family. We will be returning the home to owner occupancy. In addition, we will feel so strongly the importance of owner occupancy for our own section of the neighborhood that we will only sell our existing home to owner occupancy.

5. *Promote more neighborhood interaction, mutual support and sense of community.*

- a. Perhaps strongest of all has been the community we helped foster in the vicinity of the 1200 block of E Mifflin St. where we now live. We are not just passive neighbors, we truly enjoy the community feeling of where we live. Through the

numerous potlucks, garden walks and backyard bonfires, we have built a strong community there. We fully intend to plug into our new portion of the hood in much the same way. Our tradition of Chef's Night Off underground dining will really be a place for meeting and getting to know neighbors.





# Adams Design Construction Ltd.

PO Box 7727 Madison, WI 53707-7727  
608/241-9009 www.adamsofmadison.com

Subject: **Letter of Commitment and supporting information**

Date: 03 November 2011

Contractor: Adams Design Construction, Ltd.  
PO Box 7727  
Madison, Wisconsin 53707-7727  
License #10504 #10506  
608-241-9009

Author: Ken Adams  
President  
Adams Design Construction, Ltd

Contact: Bob Klebba & David Waugh  
1213 E Mifflin Street  
Madison, Wisconsin 53703-8100  
608-798-1991

Project: **261 Collins House Historical Repairs**  
704 E Gorham Street  
Madison, Wisconsin 53703  
PR-111103-0261

Dear Bob and David:

This letter, which includes our company information, team members, key personnel, customer and bank references shall serve as our letter of commitment to perform the work and provide the services as described in the attached Item Summary Document. We at Adams Design Construction, Ltd look forward to working with you toward the successful completion of your project. Thank you.

Very truly yours,

Ken Adams  
President

## **1.0 Company Summary, Structure and Financial Stability**

- 1.0a Adams Design Construction, Ltd.(ADC), is a Subchapter S corporation organized in the State of Wisconsin. ADC has been in business since 1982.
- 1.0b Kenneth R. Adams is the President and General Manager of ADC
- 1.0c A certificate of Insurance, and performance bond are available upon request
- 1.0d Selective Financial Statements available upon request

## **2.0 Team Members/Trade Partners for this project**

- 2.0a Bailey Masonry
- 2.0b Oasen Plumbing Corp.
- 2.0c Electrical to be determined
- 2.0d Brown Heating and Air Conditioning
- 2.0e All carpentry, plaster repair, roofing by ADC

## **3.0 Adams Design Construction, Ltd. Summary**

- 3.0a Website: [www.adamsofmadison.com](http://www.adamsofmadison.com)
- 3.0b ADC is a residential and light commercial remodelling firm, ADC has renovated dozens of properties in historically significant neighborhoods throughout Dane County, as well as commercial restoration and accessible retro fits. We have a stellar 29 year history of commitment to sustainability, energy efficiency, green technology, and sensitivity to the architecture and revitalization of Madison's older homes.
- 3.0c Ken Adams, an alumnus of University of Wisconsin, founded ADC in 1982. A member of NARI, NKBA, RAI, and a number of design build groups, Ken is a writer and speaker on remodeling subjects and has been quoted in media such as Remodeling Magazine. He is a frequent guest on Wisconsin Public Radio.
- 3.0d All key field staff are lead renovation certified by the State of Wisconsin.

## **4.0 References**

- 4.0a Bank Reference Erik Gretebeck, First Business Bank 608-232-5964
- 4.0b Past Client References:
  - 1 Tony Sheehan, 601 S Few Street 608-256-6884
  - 2 Ken Opin & Jan Silvers, 625 Walton Place 608-244-0270
  - 3 Larry Meiller, 11 Lakeshore Court 608-347-9056



# **James Glueck**

# **Architect**

116 North Few Street  
Madison, Wisconsin 53703  
(608) 251-2551

## **Education:**

1973 Bachelor of Science in Architecture, University of Michigan

1976 Master of Architecture, with distinction, University of Michigan  
(Primary areas of study: Residential Environment/ Analysis and Design;  
Historic Preservation)

Architectural Registration: State of Wisconsin (NCARB) 1988

## **Architectural Experience:**

**1989 to Present:** Glueck Architects LLC, Madison, WI  
Principal/Owner

**1978 to 1989:** Design Coalition, Inc., Madison, WI  
Position: Project Architect and Member of Managing Staff  
Duties: Complete range of architectural services for various  
residential and commercial projects

**1977 to 1978** Space Partnership, Madison, WI.  
Design, design development, construction documents and field  
supervision for housing, offices and restaurants.

**1976 to 1977** Arlan Kay and Associates, Madison, WI  
Design, development and construction documents for residential projects.

**1976** North Central Property Owners Association (Community  
Design Center), Ann Arbor, Michigan. Community related  
projects and activities.

**1973 to 1975** Wold Bowers Deshane Covert Grand Rapids, Michigan.  
Design department work for residential, office and school projects.

## **Selected Awards**

### **Troy Gardens 2007**      Project Architect

Madison, Wisconsin

New Construction/ Madison Area Community Land Trust

Affordable Condominiums, 30 units

Project received Livable Communities Award from AARP and National Association of Home Builders

Project received Award from Home Depot Foundation including \$75,000 award to developer

### **Sol Levin Award 2004**

Awarded by Madison Area Community Land Trust and Housing Initiatives for work in the area of affordable housing

### **Wilson Hotel 2000**      Project Architect

Madison, Wisconsin

Restoration/ Bob Worm, Owner

Project received Historic Preservation Award from Madison Trust for Historic Preservation

Project received Orchid Award from Capital Community Citizens

### **Olin Park Pavilion 2000**      Project Architect

Madison, Wisconsin

Restoration/ City of Madison Parks Division

Project received Historic Preservation Award from Madison Trust for Historic Preservation

Project received Orchid Award from Capital Community Citizens

### **Coachyard Square 1999**      Project Architect

Madison, Wisconsin

New Construction/ Wisconsin Partnership for Housing Development

Affordable Condominiums, 23 units

Project received Orchid Award from Capital Community Citizens

### **Monona Shores/Waunona Woods 1999**      Project Architect

Madison, Wisconsin

Rehabilitation and Redesign/ City of Madison Community Development Authority

Project received Meritorious Achievement Award from Association of Local Housing Finance Agencies in their 1999 national competition

### **Bernard-Hoover Boathouse 1996**      Project Architect

Madison, Wisconsin

Restoration/ City of Madison Parks Division

Project received Historic Preservation Award from Madison Trust for Historic Preservation

**Victorian Hill Condominiums 1995**

Madison, Wisconsin

New Construction, Housing & Commercial/Thompson Development

Project received Orchid Award from Capital Community Citizens

**Tenney Nursery and Parent Center 1992-3**

Madison, Wisconsin

Adaptive reuse, nursery school

Project received Orchid Award from Capital Community Citizens

**641 West Main Street 1992 Project Architect**

Madison, Wisconsin

New construction / Madison Mutual Housing Association

Cooperative Housing, 60 units, for mixed-income group, including Barrier-Free design features

Project received Orchid Award from Capital Community Citizens

**Cooperative Housing Design 1990 Project Architect**

Madison, Wisconsin

New construction (project not built) / Madison Mutual Housing Association

Cooperative Housing, 17 units, for mixed-income individuals and families, including Barrier-Free design features

Project Entry received Merit Award, Search For Shelter Competition, Wisconsin Society of Architects

**Avenue Cooperative Housing 1989 Project Co-Architect**

1948-54 East Washington Avenue Madison, Wisconsin

New construction and remodeling / Madison Mutual Housing Association

Cooperative Housing, 40 units, for mixed-income group, including Barrier-Free design features

Project received award from Madison Trust for Historic Preservation

Project received Orchid Award, Capital Community Citizens

Project received Merit Award, Wisconsin Society of Architects

**The Reservoir Cooperative Housing 1987 Project Architect**

East Dayton and North Blount Streets Madison, Wisconsin

New construction and remodeling / Madison Mutual Housing Association

Cooperative Housing, 28 units, for mixed-income group, including Barrier-Free design features

Project received Orchid Award, Capital Community Citizens

**Cambridge, Wisconsin: 16 existing commercial facades 1985-1987**

Historically sensitive rehabilitation/ Architectural Consultations

Village received Historic Preservation Award from Madison Landmarks Commission/Dane County Cultural Affairs Commission, and received Orchid Award from Capital Community Citizens

**1234 Williamson Street** (Madison Appliance Parts) 1983    Project Architect  
Madison, Wisconsin  
Facade Restoration  
Mixed Commercial/Residential use

Project Received Award, Madison Landmarks Commission/Dane County Cultural Affairs Commission

## **Publication**

Authored and illustrated Improving Your Home: A Guidebook, 95 pp., printed by a grant from the University of Michigan, 1976.

## **Community Service**

Member, Madison Building and Fire Code Review and Appeals Board,  
1991- 2001 and 2005-present

Member, Mayor's Advisory Subcommittee on Building  
Rehabilitation Codes, City of Madison, 1981

Board Member, Design Coalition Inc., 1977-78

Board Member, Tenney-Lapham Corporation (neighborhood-based non-profit  
economic development corporation) 1983-84

Member, Alternate Parade of Homes Selection Committee,  
Marquette Neighborhood 1980

Panelist, Cooperative Housing: A Vision for the Eighties  
(Conference), 1980

Panelist, 8th Annual Fair Housing Conference, 1992

Speaker, "Building Today for Tomorrow" Conference on Universal Design, 2002  
and 2003

Speaker, "Creating Accessible Communities: A Conference for Housing  
Consumers, Designers and Builders, 2007

Speaker, "A Home for Everyone 2009: Building a Foundation for the Future,  
Wisconsin Collaborative for Affordable Housing, 2009

## **SELECTED PROJECT LIST**    Historic Projects

**Glueck Architects/Jim Glueck**

### **Wilson Hotel (Hotel Ruby Marie)**

520 East Wilson Street    Madison, Wisconsin

Restoration/redesign of historic hotel

Received Preservation Award, Madison Trust for Historic Preservation  
(Historic Tax Credits)

### **Olin Park Pavilion**

Olin-Turville Park    Madison, Wisconsin

Restoration of historic pavilion

Received Preservation Award, Madison Trust for Historic Preservation

### **Lamp House**

22 North Butler Street    Madison, Wisconsin

Porch Addition to Frank Lloyd Wright-designed home

### **Berberich Lofts**

60 Burdick Street    Edgerton, Wisconsin

Conversion of tobacco warehouse into apartments

### **J. Morgan Clements Residence**

609 North Lake Street    Madison, Wisconsin

Restoration and addition to Claude and Starck home to convert to usage as three apartment units  
(Historic Tax Credits)

### **Bennett Building**

Shullsburg, Wisconsin

Historic Preservation of 1840's bldg./ Lead Region Historic Trust

Two retail storefront spaces, two hotel rooms, one upstairs apartment

### **Brewery Creek Brewing Company**

23 Commerce Street    Mineral Point, Wisconsin

Historic Remodeling/conversion of stone warehouse to brewpub/inn

### **New Glarus School Apartments**

New Glarus, Wisconsin

Historic Remodeling/ Stone House Development

Affordable Housing, 24 units

### **Riverview Mercantile Centre**

Omro, Wisconsin

Historic Remodeling/ Wisconsin Historic Properties LLC.

Affordable Housing, 4 units, with commercial space at first floor

Recipient of State Historical Society Historic Preservation Certificate of Commendation

**U.S. Hotel Building**

261-263 High Street Mineral Point, Wisconsin  
Remodeling (Historic Building)

**Bernard-Hoover Boathouse**

622 East Gorham Street Madison, Wisconsin  
Remodeling/exterior restoration/ City of Madison(Historic Landmark)  
Project Architect  
Remodeling for use by Mendota Rowing Club  
Received Preservation Award, Madison Trust for Historic Preservation

**Marshfield Tower Hall**

Second Street Marshfield, Wisconsin  
Remodeling/addition/ Heartland Properties, Inc.(National Register Historic Building: old Marshfield City Hall)  
Project Architect  
Affordable Housing, 20 units, with commercial space on first floor Adaptive reuse of city hall building; masonry construction  
(Historic Tax Credits)

**Jeffris Flats**

318-320 West Dodge Street Janesville, Wisconsin  
Remodeling/ YWCA (Historic Building)  
Project Architect  
Affordable Housing, 11 units, with community space, Adaptive reuse of 1890's Victorian flats, masonry construction

**Whitney Hotel Apartments**

Ludington and James Streets Columbus, Wisconsin  
Remodeling/ Columbus Downtown Development Corporation (Historic Building)  
Project Architect  
Affordable Housing, 8 units, with commercial space on first floor, 4 units on second floor, 4 units on third floor; Adaptive reuse of 1858 Italianate hotel, masonry construction

**Storefront Restoration**

106 Watson Street Ripon, Wisconsin  
Office Usage (Historic Building)  
Project Architect

**The Reservoir Cooperative Housing**

East Dayton and North Blount Streets Madison, Wisconsin  
New construction and adaptive reuse of city horse barn / Madison Mutual Housing Association  
Project Architect  
Cooperative Housing, 28 units, for mixed-income group, including Barrier-Free design features  
Project received Orchid Award, Capital Community Citizens

**1234 Williamson Street (Madison Appliance Parts)**

## Madison, Wisconsin

Facade Restoration

Project Architect

Mixed Residential/Commercial use

Project Received Award, Madison Landmarks Commission/Dane County Cultural Affairs Commission

## The Second Showing

345 West Main Madison, Wisconsin (demolished for Meriter expansion)

Building Restoration for Retail Usage (1870's Italianate Building)

Project Architect

**Facade Improvement Services** These services consist of assisting business owners in the redesign of their downtown storefronts in order to enhance and preserve the building's character and to complement other buildings in the downtown business district.

**Shawano:** 10 storefronts

**Cambridge:** 16 storefronts; Village received Historic Preservation Award from Madison Landmarks Commission/Dane County Cultural Affairs Commission, and received Orchid Award from Capital Community Citizens

**Horicon:** 9 storefronts

**Lake Mills:** 8 storefronts

**Milwaukee:** 12 storefronts in the Cooperation West Side Association area

**Madison:** 9 storefronts

**Ripon:** 3 storefronts; as consultant for Schreiber-Anderson Associates, Madison

**Little Chute:** Study of entire downtown area; as consultant for Schreiber-Anderson Associates, Madison, Wisconsin

## **David Waugh**

1213 E Mifflin St

Madison WI 53703-2436

[dpwaugh@gmail.com](mailto:dpwaugh@gmail.com)

608-251-7713

### **Neighborhood Profile**

Tenney Lapham Resident: 1991-Present

Tenney Lapham Neighborhood Association Council: 2006-present

East Mifflin community website creator/host: 1998-Present

<http://www.eastmifflin.com>

Chef's Night Off community dinners creator/host: 2007-present

<http://www.eastmifflin.com/menu.html>

Neighborhood listserver moderator: 2006-Present

[eastmifflin@yahoogroups.com](mailto:eastmifflin@yahoogroups.com) ,

[tina@yahoogroups.com](mailto:tina@yahoogroups.com)

Neighborhood development websites created/hosted:

2004-2006: Avenue 800/Gorman: <http://www.eastmifflin.com/800block>

2006 :The Colony/Great Dane Development: <http://www.eastmifflin.com/627>

2011: The Constellation.Gebhardt: <http://www.eastmifflin.com/700north>

Reynolds Field redesign committee: 2011-present

City East Washington Avenue BUILD Steering Committee neighborhood representative:  
2005-2007

Successfully applied and received traffic calming bumps on 1200 East Mifflin, 2007.

### **Board of Directors**

AFRICaide: 2008-Present – Madison based grassroots non-profit organization that strives to reduce abject poverty in Africa

Dane County Farmer's Market member/vendor, 1994-Present

David is in his 20<sup>th</sup> year in his position as a manager for the computer helpdesk at the University of Wisconsin library system. He also helps out at Morningwood Farm, the nursery and organic vegetable farm, that he owns with his husband, Bob Klebba.

David knew early on that if he was going to live in the city center where houses are close together, he was going to have to get to know his neighbors. Soon after moving in, he hosted the first of many potlucks. He started a neighborhood website, expanded the number of social events with neighbors, and created an email listserver to better facilitate communication.

In 2006 when a large development was being proposed a few blocks away, he entered into neighborhood and city politics. He joined the development steering committee and was soon elected to the Tenney Lapham Neighborhood Council where he continues to serve today. He also served as the neighborhood representative on a city committee that was tasked with creating design standards for East Washington Avenue between First and Blair Streets, the East Washington BUILD.



David took an 8-week inn keepers course through the university extension. His vision for a bed and breakfast is rooted in his sense of community. His goal is to create a space that facilitates learning and shared experiences. The idea is to bring people together to learn and share from experts and from one another.

One area of particular interest is the local food movement. Madison is the epicenter of the local food movement, and David and his husband are tapped into this movement through their organic vegetable farm. The Collins house, with its proximity to the university community and the policy makers in the state capitol, is a perfect location to bring people together to work on this important local industry.

David is also interested in using the Collins House Bed and Breakfast to tap into the wedding industry. The location on the lake, in a city park and close to the capitol will be a popular wedding location, and the 2141 sqft. first floor space is well adapted for small occasions. . David is an amateur photographer and has photographed numerous small weddings and is interested in creating affordable wedding packages for those looking for a more intimate, unique wedding.

Finally, David and Bob started a very popular community dinner event they call Chef's Night Off. David came up with the idea as a way to see neighbors more often in the colder months, when we don't socialize over the garden fence. Our private "slow food" or locavore dinner is private but open to friends, family and neighbors.

**Bob Klebba**

1213 E Mifflin St  
Madison WI 53703-2436  
klebba@tds.net  
608-209-8100

**Employment**

2003- present

Owner/Manager Morningwood Farm Nursery and CSA, Mount Horeb, WI

1984-2002

Scientific Applications Manager for research gas analysis by infrared spectroscopy

**Volunteer activities**

Dreamweavers, Inc., a supported living agency in Dane County for developmentally disabled citizens

Board of Directors, vice-president, 2002-present

Westside Community Market, farmers' market at Hill Farms

Board of Directors, president, 2007-2010

Mound Vue Garden Club, vice-president, president, 1999-2002

Master Composter Program, Dane County

founder, educator 1988-1991

Atwood Gardens, St. Paul Ave, Atwood neighborhood

founder, manager 1985-89

**Membership**

Prairie Enthusiasts, lifetime

Mound Vue Garden Club 1992 - present

# Collins House Rehab and Restoration Costs

7-Nov-11

Robert Klebba & David Waugh

immediate      1-2 years      3-4 years

## repairs/restoration

repair front porch floor	\$12,300		
repair east kneewall at entrance			\$1,500
repair cantilevered porch roof			\$19,700
repair waterdamage in dining room	\$9,365		
repair water damage to plaster in 2nd and 3rd floors	\$3,325		
general roofing repairs	\$3,210		
gutter repairs	\$2,460		
replace casement windows in back porch		\$22,980	
new storm windows where needed		\$1,000	\$750
other window maintenance: sash cords, reglaze, etc	\$490		
tuckpointing ground level	\$1,625		
general tuckpointing			\$4,900
restore front door		\$1,500	

## redo basement kitchen

walls floors, finishes	\$14,200
kitchen appliances	\$3,900
kitchen cabinets/furniture	\$3,400

## plumbing

check all plumbing, reseal toilets, seal and caulk bathtubs	\$4,000
---	---------

## HVAC

replace boiler, replumb for warm water heat, new radiators, zone	\$48,625		
air conditioning/heat pump with geothermal			\$37,722

## Insulation

exterior walls, attic, remove existing attic insulation		\$11,332	
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## landscaping

tree removal - basswoods and little leaf linden	\$3,582
structural maintenance of hackberries	\$426
removal of trees & shrubs next to house, east lot line, north lot line	\$1,507
install new landscaping around house	\$3,550

## Misc

lead-safe practices & documentation	\$1,450
building permits & documentation	\$2,250
dumpster/disposal	\$1,350

## sub-total

\$121,015	\$36,812	\$64,572
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façade improvement grant			-\$10,000
sweat equity (demolition)	-\$8,000		
sweat equity (bathroom maintenance)	-\$4,000		
sweat equity (landscaping)	-\$3,700		
historic landmark restoration state tax credit	-\$5,000	-\$5,000	-\$10,000
focus on energy		-\$700	

## total

\$100,315	\$31,112	\$44,572
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## 5-year total

\$222,399
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Adams Design Construction Ltd.

PO Box 7727 Madison, WI 53707-7727  
608/241-9009 www.adamsofmadison.com

## Item Summary Report for Improvements & maintenance

For our Client: **Bob Klebba & David Waugh**  
**1213 E Mifflin Street**  
**Madison, Wisconsin 53703-8100**  
**608-798-1991**

Project: **261 Collins House Historical Repairs**  
**704 E Gorham Street**  
**Madison, Wisconsin 53703**

### SCOPE OF WORK:

Interior and Exterior repairs  
Historically accurate repairs due to water damage  
Historically accurate street side entry repairs  
Misc repair work as directed by perspective owners

### SPECIAL CONDITIONS:

Home is on State and Federal Historic Registers.  
All relevant work must be in compliance

Name	Estimate
<b>01710 Building Permits</b>	
Building permits and other documentation	\$2,250.00
<b>06000 REPAIRS AND RESTORATION</b>	
Repair front porch Floor & minor brickwork	\$12,300.00
Repair cantilever and re-roof front porch canopy	\$19,700.00
Repair Water damage paneling, trim, & plaster in dining room	\$9,365.00

Repair water damage to plaster in 2nd and 3rd floors	\$3,325.00
General roof repairs, flashing and torn shingles	\$3,210.00
Gutter repair	\$2,460.00
Tuckpointing at and around grade	\$1,625.00
General Tuckpointing and wall repair	\$4,900.00
Repair brick kneewall eastside of entrance	\$1,500.00
Lead safe renovation, testing, etc	\$1,450.00
dumpster and dump fees/recycling costs	\$1,350.00
<b>08000 Ext. Windows &amp; Doors</b>	
Window and door maintenance	\$490.00
Replace casement windows on rear porch	\$22,980.00
Repair/replace storm windows	\$1,750.00
Restore/ refinish front entry door	\$1,500.00
<b>15000 Plumbing Systems</b>	
Check all fixture plumbing runs, shut offs, and drains	
Reseat toilets, Seal and caulk bathtubs, showers, and sinks Inspect all faucets and other plumbing fixtures	\$4,000.00
<b>15500 HVAC System</b>	
Replace boiler approx 17 runs, returns	
repair/replace radiators-condition and test	\$48,625.00
Install high velocity AC or equiv	
6 wells placed under parking area (subject to dnr approval)	\$37,722.00
<b>07200 Insulation</b>	
Insulate ring joists where exposed	
Remove insulation in attic, re-insulate with cellulose	
Check and bring attic space ventilation to code	\$24,600.00
blow cellulose insulation in wall cavities using interior walls to avoid damage to brick	
repair plaster where drilled for insulation	
<b>Kitchen Repairs</b>	
Walls, floors, finishes	\$14,200.00
Cabinets/furniture Allowance	\$3,400.00
Appliance Allowance	\$3,900.00
<b>TOTALS</b>	<b>\$227,352.00</b>



## Proposal

Customer name: **Bob Klebba**

Date: **November 4, 2011**

Customer address: **1213 E. Mifflin St.**

Phone: **608.798.1991**

**Madison, WI 53703**

**Collins House Remodel**

Job name: existing re-insulation

Job address: 704 E. Gorham St. Madison

We propose to furnish material and labor – complete in accordance with specifications below, for the sum of:

Three Thousand Two Hundred Forty-Six and 00/100 Dollars (\$ 3,246.00 )

Authorized by: Benjamin Nichols

Note: this proposal may be withdrawn if not accepted within 60 days.

All material is covered by a manufacturer's limited lifetime warranty. All work to be completed according to applicable building codes. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. This agreement is contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation Insurance. **PAYMENT TERMS: Net amount billed due thirty (30) days from date of billing.**

We hereby submit specifications and estimate for:

### Remove and dispose existing fiberglass insulation

#### Air chutes and blocking installed in every channel possible

**Air seal major attic penetrations from above as needed** (this includes PVC vent stack pipes, all light/smoke alarm junction boxes, chimneys, & interior soffit drops)

#### Install attic card & rulers to verify proper depth of insulation

#### Add R 50 Fiberglass blown insulation to attic

#### Build Styrofoam barrier around scuttle hole if needed

#### Install 4" Thermax & R-19 batt over scuttle cover upon completion

#### Weather-strip attic access cover

### Dense pack sloped ceilings with cellulose

#### NOTES:

- We recommend all mechanicals are properly vented to the exterior of the home prior to insulating.
- Upon completion of insulation work, it is recommended to use a mechanical fastener to secure the attic access cover (this provides a maximum air-tight seal).

#### Options: (please indicate "yes" or "no" next to each option)

1. Install closed-cell spray foam on all interior & exterior top wall plates. Add: \$ 1,102.00
2. Add insulation to total R-60 in attic. Add: \$ 145.00
3. Sidewall: Drill from inside; dense-pack cellulose insulation into wall cavities, replace siding. Price: \$ 6,839.00

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

As required by the Wisconsin Construction Lien Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

**IF THIS PROPOSAL IS ACCEPTED, PLEASE SIGN AND RETURN ONE COPY. THANK YOU.**

211 Legion Street • Verona, WI 53593 • 608.845.7625 • 1.800.845.9415 • Fax 608.845.8440

www.rockweilerinsulation.com

Collins House: Klebba-Waugh 30

# Proposal

Brown Heating Air Conditioning, Inc.  
633 S. Main  
Deerfield, WI 53531  
608-764-8649 Fax: 608-764-5004  
www.brownhvac.com /office@brownhvac.com

November 07, 2011

Summary:	PROPOSAL
Reference #:	6919-101
Due Date:	11/7/2011

Bob Klebba  
1213 E. Mifflin Street  
Madison, WI 53704-2436

## Job Name:

704 E. Gorhan Street

Madison, WI 53703

608-251-7713

608-209-8100 CELL

## We Hereby Submit Specifications And Estimates For:

We will install (1) Bryant BS2AAN000299 Steam Boiler. Includes removal of existing boiler and radiators, (26) radiators, (26) radiator valves, (26) steam vents, controls, piping, tax, labor and all materials necessary to complete this installation. Includes 10 year parts and labor warranty on all Bryant equipment.

TOTAL: \$48,760.00

ALTERNATES: PLEASE INDICATE IF ANY ALTERNATES ARE DESIRED

(5) Sanyo CM3172A 2 1/2 ton ductless splits with (20) indoor high wall fan coils.....ADD: \$49,952.00

### GEO HEATING AND COOLING WITH STEAM BOILER BACK-UP:

(1) 4 ton GeoComfort GWT water to water unit with hot water generator and buffer tank,  
(5) ton loops, (1) 5 ton GWT water to water unit with hot water generator, (6) ton loops,  
(26) MHW fan coils, pumps, piping, manifolds, hydronic buffer tank, directional  
boring, tax, labor and all materials necessary to complete this installation. Includes  
10 year parts and labor warranty on all GeoComfort equipment.....ADD: \$109,196.00

### GEO HEATING AND COOLING WITH OUT STEAM HEAT:

(2) 5 ton GeoComfort GWT water to water units with hot water generators and buffer tank,  
(12) ton vertical loops and (1) Navien tankless water heater as back up heat with  
controls. Includes pumps, piping, directional boring, tax, labor and all materials necessary  
to complete this installation, 10 year parts and labor warranty on all GeoComfort equipment..ADD: \$58,068.00

After a brief inspection the above quotes are proposed to provide a reliable heating system. Some adjustments are very likely when a more thorough evaluation is possible. It is our opinion that the Geothermal option would increase the system efficiency and be a more aesthetically pleasing option for this historic property.

# Proposal

Brown Heating Air Conditioning, Inc.  
633 S. Main  
Deerfield, WI 53531  
608-764-8649 Fax: 608-764-5004  
www.brownhvac.com /office@brownhvac.com

November 07, 2011

Summary:	PROPOSAL
Reference #:	6919-101
Due Date:	11/7/2011

Bob Klebba  
1213 E. Mifflin Street  
Madison, WI 53704-2436

**Job Name:**

704 E. Gorhan Street

Madison, WI 53703

608-251-7713

608-209-8100 CELL

**We Hereby Submit Specifications And Estimates For:**

**We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: \$48,760.00**

**Payment to be made as follows:**

DUE UPON COMPLETION

All work to be completed in a prof. manner according to standard practices. Any alteration or deviation from above specs. involving extra costs will be executed only upon written orders and will become an extra charge. All agreements contingent upon delays beyond our control. Owner to carry fire, tornado, and other nec. insurance. Our workers are fully covered by Work Comp Insurance. This proposal may be withdrawn by us if not accepted within 30 days. Purchaser agrees to pay all costs of collection, including attorney's fees. Brown hereby notifies Owner that persons or companies, furnishing labor or materials for the construction on Owner's land will have lien rights on Owner's land and buildings if not paid..

**Authorized  
Signature** \_\_\_\_\_

**Acceptance  
Signature** \_\_\_\_\_  
Collins House: Klebba-Waugh 32

**Date** \_\_\_\_\_



# GERE



TREE CARE INC.  
ARBORICULTURE • CONSULTING • TRAINING

2107 Waunona Way  
Madison, WI 53713  
Mobile 608-225-9118  
Office 608-223-9126  
sean@geretreecare.com

# Proposal

Date	Proposal No.
10/24/11	11-335

Name/Address			
Klebba , Bob klebba@morningwoodfarm.com		Job location	Terms
		See Below	Upon Completion
Item	Description	Rate	Total
Removal	••• Job location: 704 E Gorham St, Madison••• 1) Basswood (front right, nearest street, multiple hollows noted at base): Flush cut, haul all debris generated		1,125.00T
Stump grinding	2) Grind stump from item 1, backfill resulting hole with resulting chips		165.00T
Removal	3) Basswood (front right, with multiple sprouts at base, 2 significant hollow spots noted on main scaffold limbs): Flush cut, haul all debris generated		900.00T
Stump grinding	4) Grind stump from item 3, backfill resulting hole with resulting chips		225.00T
Removal	5) Little leaf linden (front left, declining & defects/ hollow noted at base): Flush cut, haul all debris generated		825.00T
Stump grinding	6) Grind stump from item 5, backfill resulting hole with resulting chips		155.00T
Removal	7) 2 boxelder (right front corner of house, hollow spots noted in base and crown): Flush cut, haul all debris generated		467.50T
Stump grinding	8) Grind stumps from item 7, backfill resulting holes with resulting chips		155.00T
Pruning	9) 2 hackberry (backyard left & right): Clean, thin for view, Structure/Reduce ~15% 3 main limbs with included bark, haul all debris generated		403.75T
	Sales Tax		243.17
All work to conform to Gere Tree Care, Inc General Specifications (attached under seperate cover)		Total	\$4,664.42



East Mifflin Home Page - Set up and maintained by David Waugh to organize the community in the vicinity of the 1200 block of East Mifflin, <http://www.eastmifflin.com>



*Welcome to the home page of some crazy people who live on Mifflin Street in downtown Madison*

Getting to know your neighbors (and actually liking them!) is an important aspect of living in a city. Join us for garden walks, potlucks and outdoor movies. Oh, and we have a fabulous holiday dinner walk around the December holiday season.

#### Calendar:

- **29 Jan. 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **19 Feb. 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **26 March 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **9 April 2011**, [Chef's Night Off](#) final community dinner of the season, 7:00 PM, 1213 East mifflin.
- **18 June 2011**, Pizza Potluck, drinks at 6, pizza at 6:30, 1213 East Mifflin
- **9 July 2011**, La Fête de Bob et David, 6 PM, 1213 East Mifflin, then walk to La Fête de Marquette at 8PM
- **23 July 2011**,
  - Pot luck, music jam session (bring an instrument), 6 PM, 1223 East Mifflin
  - Outdoor movie 8:30PM, 1213 E. Mifflin
- **6 Aug 2011** third annual garden party reading, 2PM, 1229 East Mifflin, Hear the stories the Madison Writergrls have brought to life this year.
- **13 Aug 2011** potluck and outdoor movie, Potluck at 7PM, movie at 9PM, 1213 East Mifflin
- **17 Sept 2011**, Outdoor double feature, 7PM, 1213 East Mifflin
- **1 Oct. 2011**, Oktoberfest, 6PM, samples from the brewers amongst us! Location TBA
- **30 Oct. 2011**, Día de los muertos party at 2 pm, Rebecca and Evan's house, 1229 East Mifflin
- **5 Nov. 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **19 Nov. 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **3 Dec. 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.
- **10 Dec. 2011**, Holiday Walk, start at 5PM, 1213 East Mifflin
- **17 Dec 2011**, [Chef's Night Off](#) community dinner, 7:00 PM, 1213 East mifflin.



1999



2010

Collins House: Klebba-Waugh 35

# Chef's Night Off Community Dinners

*A gathering around the table  
to share food and  
storytelling*



Chef's Night off dinner at Bob and David's house

Dinners open to friends and neighbors, featuring  
A 4-course, home cooked meal made from  
organic, fresh and local produce.

*.."underground restaurants have found their niche. Stringing together the farm-to-table movement and a bloggy kind of interactivity, they have gained a following among food lovers, mostly in their 20s and 30s, who have an opinion on local versus organic, prefer intimate and casual to grand and ceremonial, and are open to meeting people and building connections in new ways.*

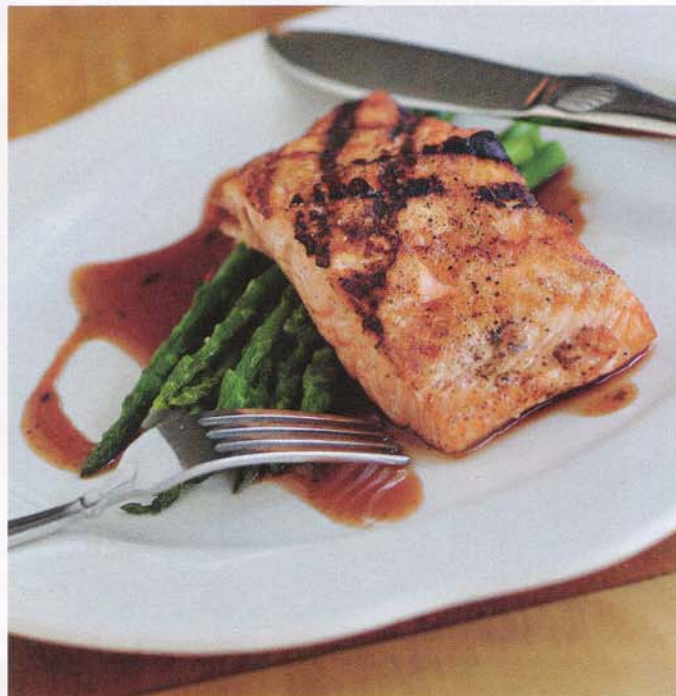
*NY Times, August 26, 2008*





# GO FISH

Tips from Eric Benedict of Ocean Grill take the mystery out of buying and cooking fish. Benedict has cooked his fair catch of fish as sous chef at the seafood restaurant and since taking over as executive chef in June.



**BUYING FISH** Look for firm, bright flesh. Eyes should be clear and not sunken. • The fish should smell of seaweed or saltwater—"like where it came from." Any other aromas are "definitely a black flag," Benedict says. • Request fish nestled deep in the ice; it is probably fresher than fish on top. • Ask your fishmonger whether the fish was sustainably harvested. • Avoid fish high in mercury, like swordfish. Check the Environmental Protection Agency website ([epa.gov/mercury/advisories.htm](http://epa.gov/mercury/advisories.htm)) for a complete list of mercury-rich fish. • Try seafood from the Seafood Centers, Asian Midway Foods and Willy Street Co-op.

**COOKING FISH** Practice with your knife so you don't waste parts of the fish when cutting it. • Slide your hand over the flesh to feel the bones. Use kitchen tweezers or needle-nose pliers to pull bones straight up and out. • Cook the fish to around 135 degrees (this will make it almost well done). Test the temperature of the thickest part of the fish.

— Marie Joanis

Visit [madisonmagazine.com](http://madisonmagazine.com) for chef Eric Benedict's easy, delish recipe for ginger-scallion-crust salmon.



**GATHER 'ROUND:** Home-cooked meals meet lively conversation at underground dining venues.



## UNDERGROUND DINING, RIGHT NEXT DOOR

FEELING STARVED FOR good dinner company and great home-cooked meals? Local twists on the national trend of "underground dining" might be just the thing to satisfy your hunger.

David Waugh and Bob Klebba, owners of Morningwood Farm Nursery, share their love of culinary adventure with neighbors and friends. They created **Chef's Night Off**, a dinner hosted every other week at their home during Wisconsin's darkest months, to help "chase away

the winter doldrums with fresh food and lively conversation." They hire a professional to plan and prepare a meal; donations cover the cost of labor and organic ingredients. In exchange, dinner guests enjoy a delicious, multi-course meal and an evening of camaraderie.

At **School Woods Supper Club**, Deb Shapiro shops the local farmers' markets herself, and then dons an apron to prepare elaborate meals. The invitation-only brunches and dinners

attract a lively mix of guests. Shapiro tailors every menu to the season and takes pride in preparing food using traditional methods. Meals are served on Madison's east side in a charming 1920s-built house; the setting and experience both evoke a bygone era.

Rumor has it that a few area farms function as occasional restaurants as well. With meals composed using ingredients picked same-day from the garden and seating available under the stars, these al fresco feasts may be just about as fresh and down-to-earth as you can get.

— Angela Richardson



## Cash Flow Collins House

7-Nov-11

*notes*

purchase price	\$130,000
repairs	\$100,000
downpayment	-\$100,000
mortgage total	\$130,000
interest	5%
years	15
monthly payment	-\$1,028

from sale of Mifflin St.

	<i>monthly</i>	<i>annual</i>		
bedroom 1	\$725		420 sq ft	lake view
bedroom 2	\$700		300 sq ft	lake view + deck
bedroom 4	\$600		170 sq ft	lake view
bedroom 5	\$750		220 sq ft	lake view + efficiency
occupancy	95%			
total rent	\$2,636			
heat	-\$500	-\$6,000		
electricity	-\$250	-\$3,000		
water/sewer	-\$83	-\$1,000		
insurance	-\$83	-\$1,000		
taxes	-\$375	-\$4,500		
land lease	-\$375	-\$4,500		
net	-\$58			

David Wallner

November 6, 2011

James Madison Park Surplus Property Disposal Committee  
Room 312  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701-2985

Dear Mr Wallner,

I write in support of Mr Klebba's application to develop the Collins House. Bob contacted our firm in the spring of 1993 to consider working on his residence in Riley, WI. He gave us a set of architectural drawings and a copy of his own detailed specifications to prepare a bid. Bob, the owner, was to do demolition, electrical work, and painting. Our bid was \$75,000 and included an allowance for remedial work. With these documents he obtained bank financing and engaged us to do the work. Demolition began. Immediately we discovered charred roof rafters and other structural members that were compromised. After consulting the architect we repaired and reinforced the damaged sections and proceeded with the project. The many surprises and challenges we met were efficiently and decisively handled by our team of owner, architect, and contractor.

I write the above description of the construction process, because, for the first time doing it, Mr Klebba displayed an easy grace and mastery of the situation. Knowing what he wanted, hiring an architect and a builder to do the things he knew he couldn't do himself, owning the project by doing the things he could do, albeit dirty and messy, performing the electrical work completely up to code, these are actions I, as a builder, admire. He lived in the house, so that he could work on it himself and to make sure our work was proper. Bob's aesthetic choices, I think, enhanced the space, while not damaging the look from the road of the rural character of the dwelling. In short he displayed what I think are the essential traits of a good project manager and developer. He was a pleasure to work with.

Sincerely,

Nels Diller  
Ironwood Construction  
238-0735

**Ledell Zellers**  
**510 N. Carroll St.**  
**Madison, WI 53703**

November 4, 2011

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning Community and Economic Development  
Room 312 Madison Municipal Building  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701-2985

I am writing to support the proposal of Bob Klebba and David Waugh for purchase of the Collins House at 704 E. Gorham Street. The home's most recent use included availability to the public as a B&B. Bob and David are planning to return the home to a place which will again be used for events that will welcome the public including weddings, bar/bat mitzvahs and the gathering they have already established as a popular gathering for area residents, Chef's Night Out (CNO). The continuation of CNO in the lovely Collins House setting (the current location is rather cramped) could easily become a major ongoing event/neighborhood tradition.

Bob and David have shown themselves to be committed to the preservation of the city's historic resources. Their rehab of the Collins House would be an extension of that clear commitment. Their community involvement has included maintenance of a neighborhood website ([eastmifflin.com](http://eastmifflin.com)) and listserve, active involvement in the Tenney Lapham Neighborhood Association, and participation on the E Washington Build Committee.

I believe that Bob and David have the capacity and commitment to turn the Collins House into a vibrant welcoming neighborhood gathering place.

Sincerely,

Ledell Zellers



**GARY TIPLER & ASSOCIATES**

807 Jenifer St., Madison, WI 53703  
gtipler@tds.net 608-286-1844

November 7, 2011

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

Re: Klebba and Waugh proposal for the Collins House, 704 East Gorham Street

Dear Committee members,

I can attest to the thoughtful planning and care that a Klebba and Waugh's stewardship of the Collins House would entail. It would be the best kind of asset to secure for the neighborhood, downtown and greater Madison.

As participants and organizers in neighborhood and community programs and development, as developers and owners of a prominent specialty nursery and as proponents and hosts of community events, they've created a very respectable track record of accomplishments.

Klebba and Waugh's "Chef's Night Off" is one of the greatest cultural treasures of the near east side. I've gone to several of the dinners over the past couple years and enjoyed the incredibly great food prepared by a chef, the community-enhancing camaraderie, and enjoying the fascinating stories from around the world as told by neighbors, friends and visitors. I'm excited by the possibility of this venture being expanded and taking on a new life in the historic Collins House.

Their plan for community accessibility to the historic Collins House, a prominent building of the Prairie School movement in architecture designed by Madison architects Claude & Starck, will be complimentary to the work of heritage tourism in Madison. The house could be available to groups such as Wright in Wisconsin, an organization devoted to promoting tourism and understanding of the works of Frank Lloyd Wright, which could further benefit from having access to this for their meetings, tours and events. Though there are scores of houses by Claude & Starck in Madison, including several designed in the Prairie School style, few are accessible to the public, and then only rarely. The accessibility to the Collins House and resulting broadening awareness of its history and architecture would further the investment and protection of other historic houses in the historic district in which it lies, the broader neighborhood, downtown and all of Madison.

I hope that you support this proposal and work toward Klebba and Waugh buying the property.

Respectfully,

Gary Tipler

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

7 November 2011

Dear committee members:

Writing as a 34-year resident of and homeowner in the James Madison Park neighborhood and also as former chair of the James Madison Park district of Capitol Neighborhoods, Inc., I wish to go on record in enthusiastic support of the Collins House proposal being submitted by David Waugh and Bob Klebba.

I am well acquainted with the work that Bob and David have accomplished over the years in their own neighborhood association as well as at the Farmers Market, and it has also been my pleasure to attend several of the gatherings and events they have organized for and along with their Mifflin Street neighbors, such as garden tours and outdoor and indoor meals. They have a remarkable knack for bringing people together, building consensus, and fostering community, and I would welcome more of this spirit in my neighborhood.

Their Collins House proposal strikes me as ambitious yet realistic, and I endorse it especially because it envisages precisely the sort of usage that my neighborhood association and I most want to encourage. Bob and David have the necessary experience and above all the vision to transform what is currently a blighted site into an asset for the city and especially the neighborhood. I urge you to give their submission your careful attention and, I trust, the go-ahead.

Sincerely

Prof. James Steakley  
111 N. Franklin Street  
Madison, WI 53703

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

October 24, 2011

To Whom It May Concern:

I write in enthusiastic support of David Waugh and Bob Klebba's offer to purchase the Collins House at 704 East Gorham. Longtime Madison residents, I can't think of two other people more focused on creating a thriving Madison community.

Upon our arrival in our neighborhood, Bob and David immediately made my husband and I feel incredibly welcome. They have opened their home (and backyard!) to neighbors for social functions too many times to count and organized multiple meetings to inform others of important civic matters.

As unofficial ambassadors of Madison, Bob and David have put in countless hours researching, informing and supporting neighborhood plans and projects. They are well-versed in the City's strengths and needs and their proposal for the Collins House is a reflection of that invaluable knowledge. Bob and David would be excellent stewards of this historic Madison landmark, restoring the building and creating an important space for the community in the process.

Thank you for your careful consideration of their proposal; it has my unequivocal support.

Thank you,

Marina Dupler  
102 N. Baldwin St.

October 24, 2011

James Madison Parks Surplus Property Committee  
C/O Dan Rolfs  
Department of Planning and  
Community and Economic Development  
215 Martin Luther King Jr. Blvd.  
Room 312  
Madison, WI 53701-2985

Dear Mr. Rolfs:

I am writing on behalf of David Waugh and Bob Klebba and their proposal for the Collins House. As their next door neighbor for 16 years, I believe I know them well and want to support them in their dream that involves the Collins House. It is my understanding that David and Bob wish to purchase the Collins House in order to expand their community events and eventually turn it back into a Bed and Breakfast.

Upon reflection, I would have to say that Bob and David's greatest quality is their commitment to the community in which they live. David is a strong community builder. He maintains the block website and list serve. In doing so, he organizes and facilitates neighborhood get togethers. David is the organizer of traditions in our neighborhood such as garden walks, summer potlucks, and our yearly progressive Christmas party. The list serve also notifies members of the community about neighborhood news. It is instrumental in discussing with one another concerns about safety, crime, or just general upcoming events.

Both Bob and David have shown leadership in the community. David has been a regular participant in the Tenney Lapham Neighborhood Association (TLNA). He has held various elected TLNA positions throughout the years. David and Bob were instrumental in traffic calming on our block, resulting in speed humps on the 1200 block of East Mifflin Street. They have also maintained a traffic island on the corner of Mifflin St. and Baldwin St, planting and caring for the flowers there. David and Bob have also both been involved in committees regarding historical preservation issues and general building issues impacting our city.

David and Bob both host the Chef's Night Off community dinners. This involves people who live on our block, but also extends to people outside the neighborhood.

They are environmentalists. They are both constant gardeners, and if allowed, would beautify the surrounding property around the Collins's House. They own and operate a

nursery and are known for supporting local agriculture. They are also working on developing a CSA through their nursery.

I would describe both of them as friendly, patient, and cooperative. If anyone can bring a sense of community, that is compatible with the neighborhood, accommodating to the public, while being committed to the environment and historically responsible, it would be Bob and David.

In closing, I think it is worth noting that one of our neighbors is actually refusing to write a letter of support because she does not want to assist them in leaving our block. While I do not want them to move either, I want to support them in their endeavor to move to a house that they say has a “magical quality”.

Respectfully,

Karla Handel, MSSW, LCSW  
Resident of 1223 E. Mifflin St.

Madison November 6, 2011

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

Dear Mr. Rolfs,

I am writing on behalf of David Waugh and Robert Klebba who are applying to purchase the Collins House.

I have know David and Robert since January of 2004 when I arrived for the first time to the United States to conduct my graduate studies at the University of Wisconsin, Madison. I rented a room in their house and lived there for many years.

I consider myself as a lucky person that I found a house with David and Robert as landlords. In simple words I can say that they opened the doors of Madison for me and with the years I now feel Madison is my home city. David and Robert introduced me to the neighbors; they helped me to improve my knowledge of the language and helped me during my transition to lessen the effects of the cultural shock. Through David and Robert I actively participated in the neighborhood activities. Even after moving to a new home, I still participate in neighborhood activities, for instance, attending the Chef 's night out dinner in company of neighbors and friends. All these different activities gave me a sense of the community and the spirit of being part of Madison. From David and Robert, I learned about the culture of Madison and Wisconsin, the people and all the wonderful things that come with it. David and Robert and friends from the neighborhood also visited Peru, my country, and through the years we have cultivated a great friendship between their family and mine.

I think that in a city where there are many international students, having the opportunity of meet people like David and Robert that are willing to welcome diverse people, to integrate them into the community and offer them their friendship, it is essential in order to keep the cultural richness and friendship that we, as foreigners, find in Madison. We accept this gift and at some point take it with us and share it with the world. For all the reasons I explain above, I consider David and Robert as great candidates for ownership of the Collins house, a symbol for the people of Madison that love this city, love their community and make other people part of their community.

If you have any questions or need additional information, please do not hesitate to contact me. Thank you very much for your time and for consideration.

Sincerely,

Mercedes Ivana Ames Sevillano  
209 Division St  
Madison WI 53704  
merivames@gmail.com

Merrie Koester Southgate, MEd.  
Science Literacy Specialist  
11 Allgood Road  
Charleston, SC 29407

October 23, 2011

James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and Community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

Dear Property Committee,

I can speak firsthand about the graciousness with which David Waugh and Bob Klebba welcome their guests, as I rented a room in their home from May to July of last summer. I was immediately added to the neighborhood listserve, which is maintained by David. Within a short time, I found myself being invited to neighborhood get-togethers organized and promoted by David. The spirit of camaraderie I saw in the East Mifflin neighborhood was unlike that I have ever experienced in any community - and I've lived all over the country.

The highlight of the summer for me was David and Bob's famous neighborhood pizza party (though I heard raves about David and Bob's annual "Chef's Night Off" affair, which I had missed). At 6:00 pm on the evening of the pizza party, drinks and munchies were served in David's spectacular backyard garden. Then, neighbors quickly returned to their homes to bake their own pizza dishes. But all knew that Bob Klebba's would be the best - a light, airy crust covered with his personally canned tomato sauce and a mix of gourmet cheeses and artichokes.

As experienced businessmen, Bob and David own and operate Morningwood Farm, where Bob painstakingly nurtures hundreds and hundreds of landscape shrubs and flowers. The beautiful results are sold each Saturday at the State House farmer's market. Their best sellers at the market are David's magnificent plant arrangements, bursting with color and vitality. Both men are artists in their own right. David is a master flower arranger. Their beautifully glazed dinnerware was handcrafted by Bob on the wheel in their basement. They have perfected a technique for making cement casts of the huge leaves elephant ear (and other plants in their garden) and regularly offer classes at their farm.

Your community would be fortunate indeed to have David Waugh and Bob Klebba as custodians of the Collins House. Their community outreach and relations efforts as well as their combined skill base make them the perfect candidates for this position.

Sincerely yours,

Merrie Southgate

To: James Madison Park Surplus Property Committee  
c/o Dan Rolfs, Community Development Project Manager  
Department of Planning and community and Economic Development  
Room 312  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

I am writing in strong support of David Waugh and Bob Klebba's proposal for the Collins House in Madison, WI. From August 2009 – August 2010, I lived in their house as a renter and got to know them very well. It was a great experience from which I can give you many examples of why they would be the perfect people for the Collins House.

When I moved in to their house on East Mifflin Street, I was completely new to town, and David and Bob were instrumental in helping me quickly settle in to Madison. Even before I arrived, they sent me a customized map online with nearby places I would find helpful and interesting. While I lived there they constantly recommended to me things to do in the neighborhood and town such as street fairs, cultural events, and good restaurants.

David and Bob are very connected to their community. David maintains the email listserv for the neighborhood, as well as a website. They also host community dinners every other week at their home for people from the neighborhood, and at them I have met many locals from all backgrounds. I have also seen them get home late at night many times after spending the evening at a city hearing or a neighborhood committee meeting.

David and Bob have a passion for making their home a welcoming place. For many years they have rented furnished bedrooms to people from various countries and backgrounds. Some of these renters have decided to keep living at their house for years on end, a testament to what great and nice people they are to live with.

They also continually invest in their home, by painting, redoing the floors, replacing furniture and appliances, and upkeeping the outside of their home. In addition to their house, they put a lot of effort into their whole property – their backyard is a wonder to behold of flowers and landscaping. I think this passion would make them great owners for a house which is also an historic landmark.

I can easily see David and Bob continuing their current traditions of welcoming the community into their home, being positively and actively involved in the community, and putting lots of love into their home, at the Collins House.

Theodora Hinkle  
Graduate Student, UW-Madison Computer Science Dept.