



Department of Planning & Community & Economic Development
Building Inspection Division

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March 30, 2012

BOB KLEBBA AND DAVID WAUGH
1213 E MIFFLIN ST
MADISON WI 53703-2436

**Subject: Klebba/Waugh Proposal for Re-use of Collins House
704 E. Gorham Street**

Dear Messrs. Klebba and Waugh:

You asked me to review the zoning-related aspects of the Klebba/Waugh proposal for re-use of the former Collins House property being disposed by the City, as described in the attached letter dated March 27, 2012.

I reviewed this letter and believe the proposal represents the use of the building and land that is permissible per the City's Zoning Code for R5 zoned property, which is also a City Landmark, per Madison General Ordinances, Section 28. Please note one correction; the Bed and Breakfast land use is a *Permitted* land use, not a *Conditional* land use, so no *Conditional Use* approval will be required prior to building permits being issued and the use commencing. Exterior alterations to the site will require approval by the Landmarks Commission.

Please note, this zoning confirmation statement is contingent upon the adoption of the pending Zoning Ordinance amendment (Legistar File ID No. 25345), to require there be no distance separation between Bed and Breakfast establishments located in landmark buildings.

If you have any questions in regard to this letter, or if you wish to discuss this matter further, please feel free to contact me at 608-266-4551.

Sincerely,

Matt Tucker
Zoning Administrator

Enclosure

Matt Tucker
City of Madison Zoning Administrator

March 27, 2012

Dear Mr. Tucker,

Thank you for meeting with us last week to discuss the zoning issues we face with our proposal to reopen the Collins House at 704 E. Gorham as a Bed and Breakfast establishment. I'm writing to confirm our discussion.

Based on feedback from city staff, we are concentrating our efforts on the core of our proposal – to reopen the Collins House as a Bed and Breakfast. Our proposal is to establish a bed and breakfast at 704 E. Gorham. This is what the James Madison Park Surplus Committee chose as the best fit for the neighborhood and in the best interests of the city.

The structure will be our primary residence and we will rent out 4 of the 5 bedrooms. Breakfast will be served only to guests. We will occupy the 5th bedroom. We understand that this is an allowed use with a conditional use permit. However, we do understand that there is a provision in the code that would need be changed by ordinance.

The RFP that guided our proposal specifically allows for a such a zoning change. Alders Rummel and Clear have initiated a proposed ordinance that will remove the 500 foot buffer and allow our proposal to proceed (Legistar record 25345.) The Plan Commission unanimously passed the resolution at their March 19th meeting. The Common Council will take it up April 10th.

We have decided to NOT pursue our Chef's Night Off Community dinners at the Collins House. Building community in our immediate neighborhood is important to us, so we will be reaching out to our new neighbors in other ways that do not require commercial code or licensing issues.

Kind Regards,

David Waugh and Bob Klebba
1213 East Mifflin Street