

From: [David Waugh](#)
To: [ALL ALDERS](#); [Mayor](#); [Rolfs, Daniel](#); [Fields, Debbie](#); [Bob Klebba](#); "[David Waugh](#)"
Subject: Klebba/Waugh response -- Agenda item#20 (Collins House)
Date: Sunday, April 08, 2012 9:27:07 PM
Attachments: [waugh-klebba.pdf](#)

April 8, 2012

Dear Mayor Soglin and Members of the Common Council:

I feel it is important to address some of the misinformation that has been submitted to you about our proposal to purchase the Collins House.

First, as you know, the city created a surplus property committee tasked with finding buyers for the 3 city-owned houses in James Madison Park. The committee consisted of 3 neighborhood residents, 3 public officials and one city staff. The process was extensive, open and publicly vetted. The committee selected our Bed and Breakfast proposal. While I champion our city's processes, I also feel that much of what we have been subjected to since being selected has been unfair and arbitrary. But, as my mother always said, nothing of value comes without hard work. I just hope that the neighborhood's voice that selected us, is not drowned out of the discussion.

Our proposal offers the highest long-term revenue to the city as documented in a report by city staff (report attached.) With the room tax revenues generated by the B&B, the two proposals are financially equal (a wash) at 5-6 years, and by 10 years, we will have contributed \$40K more to the city than the single family proposal submitted by Barbara Fant of Washington DC.

In total, the selection committee was tasked with finding owners for three city-owned properties. Their final selection included one single family, one multi-family owner occupied, and our B&B. This is completely in line with the downtown plan (new and old) and the neighborhood plans. Both designate this area as R5 multi family dwellings. A B&B is an allowed use under zoning. As city staff, Dan Rolfs, told us: At the end of the day, it is the land use the committee chose, and for which the city must decide upon. The Chef's Night off Dinners and Farm to Fork catering are just extras.

The core of our plan is to restore the building to the highest historical restoration standards and then open a Bed and Breakfast business. My family, which includes my husband and high school-age son will live there. The committee had as their highest selection criteria a proposal with a public access component. The other two proposals for a single-family residence and an apartment building simply cannot offer the same level of public accommodation. The highest and best use of this building as noted in both appraisals is as a Bed and Breakfast. The house has already been modified to accommodate this use. It has 5 guest rooms each with private bath, 2 additional baths, and the kitchen was moved to the basement.

Our project team of Gary Tipler, Jim Glueck and Ken Adams have extensive, award winning restorations in the Madison area. You know several of the buildings in town they have worked on, such as The Mansion Hill Inn, The Hotel Ruby Marie, Coach Yard Square, the Bernard-Hoover Boathouse and many more. We are fully committed to

investing whatever it takes to restore the Collins House. We have Park Bank on board for the financing.

Ours is clearly the most detailed proposal (see attached letter from committee member and architect, Andrew Braman-Wanek.) Our restoration experts went through the building on multiple occasions. Ms. Fant simply hired a home inspector. She did not do due diligence as requested in the RFP.

We are accused by Ms. Fant's lawyer, Bill White, of changing our minds. We have not. The only thing that has changed is whether we rent 5 rooms or 4. We have been working with city staff to fine tune the intricate details in what is allowed and what is not allowed on this property. We are sticking with our original proposal to open a 4-room Bed and Breakfast. A zoning change to remove a use buffer was specifically allowed in the RFP, and we are pursuing that change which is item#5 on your agenda. There is nothing "illegal" to our plan as per Mr. White's statement about the zoning.

Another false statement is that our proposal is contingent on the sale of our home. Our proposal clearly states on page 10: "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." If the City Council accepts our proposal on April 10th, we will negotiate the land lease and move forward with the purchase immediately.

Our opponents are upset over a scoring mechanism the committee used in order to provide a framework for discussion. I recommend committee members review the scoring and you will note irregularities. Two members gave proposals they favored a perfect score - essentially not scoring them at all. Dawn O'Croley's proposal for the property at 646 also received a lower score than the single family proposal for that property. The committee selected Dawn's multi-family proposal despite the lower score. Dan Rolfs stressed to the committee that by law, the city allows each committee member to choose the proposal he or she felt was in the best interests of the neighborhood and city independent of the aggregate score.

Finally, we are experienced in Farm to Fork dinners. We were doing them in our home for 5 years with produce supplied by the organic vegetable farm that we operate as part of our plant nursery business, Morningwood Farm, near Mount Horeb. Madison has many such organizations and is a pioneer in this area. This is obviously one reason the Gallo family moved back to the area and I wish them luck in their dream to operate a commercial catering business.

In closing, my family is committed to this neighborhood and our commitment is proven. I have lived in the same house in this neighborhood for 21 years and offer the same level of commitment to the Collins House. Please see the attached letters of support. The alternate proposal cannot give you this security. By contrast, the last time Ms. Fant bought her daughter a home in Madison on Morrison street, the city assessor's website show she resold it within 2 years. Please support the decision of the committee that wishes to see the Collins House reopened as a Bed and Breakfast.

Sincerely,

David Waugh and Bob Klebba
1213 East Mifflin Street
608-251-7713

**James Madison Park Surplus Properties
Total City Revenue**

12/13/2011

	Year 1 Lease Payment (1)	5 Year Lease PMT Total	5 Yr Room Tax Revenue	10 Year Lease PMT Total	10 Yr Room Tax Revenue	Building Purchase Price		Total 5 Yr Revenue	Total 10 Yr Revenue
704 East Gorham Street									
Klebba / Waugh(2)	\$ 4,500	\$ 23,891	\$ 40,114	\$ 51,587	\$ 109,261	\$ 130,000		\$ 194,005	\$ 290,848
Fant	\$ 5,830	\$ 30,952	\$ -	\$ 66,834	\$ -	\$ 185,000		\$ 215,952	\$ 251,834
JDM	\$ 8,000	\$ 42,473	\$ -	\$ 91,711	\$ -	\$ 200,000		\$ 242,473	\$ 291,711
646 East Gorham Street									
Doane / Suska	\$ 7,800	\$ 41,411	\$ -	\$ 89,418	\$ -	\$ 190,000		\$ 231,411	\$ 279,418
O'Kroley	\$ 7,800	\$ 41,411	\$ -	\$ 89,418	\$ -	\$ 150,000		\$ 191,411	\$ 239,418
JDM	\$ 8,000	\$ 42,473	\$ -	\$ 91,711	\$ -	\$ 250,000		\$ 292,473	\$ 341,711

ASSUMPTIONS

- 1) Rate of increase on lease payments is 3% / year. All "Year 1 Lease Payments" were provided by the respondent
- 2) NOTE: Klebba / Waugh proposal includes payments for 5 and 10 years of room tax, based upon respondent's room tax estimates.
- 3) The above Lease Payments, Building Purchase Prices and Room Tax Revenue do not include any general tax payments.

From: Andrew Braman-Wanek [mailto:andy@ginkgohouse.com]
Sent: Monday, January 30, 2012 02:09 PM
To: ascanlon@cityofmadison.com
Cc: Bob Klebba
Subject: 704 East Gorham

Hello Amy:

As a member of the James Madison Park Surplus Property Committee, I am writing to share some of my thoughts on 704 East Gorham, "The Collins House". The committee was fortunate to have two excellent proposals to consider for the Collins House. Thus, it was not without deep consideration and thorough evaluation that I concluded to support the Kleeba/Waugh proposal.

I have worked on many historic homes, including two designed by Claude and Starck. So, in evaluating the proposals, I paid particular attention to the applicants' knowledge of the existing conditions, their grasp of what resources it would take to fix and restore, and their sensitivity to historic detailing. I feel that the Keeba/Waugh proposal is the most comprehensive and specific. The proposal, public testimony, and their development team give me confidence that they understood the challenges of rehabilitating old and historic homes.

Furthermore, I am attracted by public access component to the Kleeba/Waugh proposal. It is an architecturally significant home that is uniquely suited for use as a B&B, and I like that the home will be open for others to appreciate.

Regards,

Andrew Braman-Wanek, AIA, LEED Green Associate
GinkgoHouseArchitecture.com
608.692.8830

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) and listserv, 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.

Rolfs, Daniel

From: Thomas Armbrecht [tjarmbrecht@gmail.com]
Sent: Saturday, November 26, 2011 9:22 AM
To: Rolfs, Daniel
Subject: Letter of Support for Waugh & Klebba's proposal for 704 E. Gorham

1205 Elizabeth St
Madison WI 53703-1713
26 November 2011

David Wallner
Chair, James Madison Park Surplus Committee
Department of Planning and Community and Economic Development
Room 312, 215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Dear Mr. Wallner and Members of the James Madison Park Surplus Committee,

I am writing this letter to voice my strong support for David Waugh and Bob Klebba's proposal to turn the Collins House back into a bed and breakfast. I have known Bob & David in several different capacities for almost ten years and am certain that they would do an excellent job stewarding the property and opening it to the community.

I am a regular attendee at Chef's Night Off, the gathering of friends and neighbors that occurs biweekly at Bob & David's. Even though this communal meal is always delicious, I go as much for the sense of community as I do for the food. Bob and David's ability to create and sustain a place for people to come together to break bread has become an important feature of our neighborhood; it allows us to maintain a sense of neighborly connection during the cold months when I rarely even see the people who live right next door!

David and Bob are successful business owners whose dedication and resourcefulness will serve them well while running a bed and breakfast. Their nursery in Mt. Horeb and stall at the farmer's market demonstrate their amazing ability to care for things and make them grow while dealing with the difficulties of running a small business. The students and foreign nationals whom they lodge in their home attest to their hospitality and flexibility. Of all the people I know, I can't think of anyone with more relevant experience or realistic expectations for running a B&B. I am quite certain that Bob & David would do an excellent job welcoming both travelers and community members into their home; they've already done so for the past ten years!

I am very happy to know that the City wants the properties in James Madison Park to have a public function and that it is looking for community leaders and not simply business people to make this happen. Bob and David are true leaders who have worked and will work hard for Madison. I hope that the Committee will see fit to bestow an even more active and important role upon them by awarding them the lease for the Collins House. Please let me know if you would like any more information about my very high opinion of both Bob & David and of their plan to assume the stewardship of the Collins House.

Yours truly,

Thomas J. D. Armbrecht
Associate Professor of French, UW-Madison

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 Collin'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 listserv, 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.