

N3970 West Cedar Road

September 16, 2008

Cambridge, WI 53523

608 332-4112 p

www.HuffmanFD.com

Land Use Application
Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
Madison, WI 53703

Project: Madison Children's Museum, 100 N. Hamilton St., Madison
Re: Letter of Intent

Please accept this document as our response to the Land Use Application, Madison Plan Commission, #5, Required Submittals, Letter of Intent.

The five-story building located 100 N. Hamilton St. was constructed in 1929 as a department store and later remodeled into offices. Our project will convert the building into a new home for the Madison Children's Museum (MCM) housing the entire operations (exhibits, shops, special function rooms and administration). In addition to interior renovations, the project will create roof-top exhibit spaces. When completed the building will allow the MCM to more than double exhibit spaces and improve visitor amenities. Previously deferred maintenance to the on-site parking ramp will be addressed within this project. This ramp provides parking on-site parking for patrons that is not available at the current location.

I. Existing Conditions and Use Of Property

Prior to purchase, the building was used by the State of Wisconsin as general office space. Currently it is occupied by MCM's Administrative Staff and exhibits workshop. The remainder of the building is vacant.

II. Development Schedule

November 10, 2008	Vacate Building
December 1, 2008	Obtain Demolition Permit
December 8, 2008	Start Demolition
December 15, 2008	Obtain Building Permit
December 22, 2008	Construction Start
December 1, 2009	Construction Complete
December 1, 2009	Exhibits Build-out Start
April 10, 2010	Exhibits Build-out Complete
May, 2010	Grand Opening

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III. Names of Persons Involved

Owner:	Ruth Shelly, Executive Director Madison Children's Museum 100 State St. Madison, WI 53703
Owners Representative:	Michael Huffman Huffman Facility Development, Inc. 100 N. Hamilton St., 4 th Floor Madison, WI 53703
Contractor:	Fred Lind J.H. Findorff & Son Inc. 300 S. Bedford St. Madison, WI 53703
Architect:	Joel Krueger The Kubala Washatko Architects, Inc. W61 N617 Mequon Ave. Cedarburg, WI 53012

IV. Type of Business: Children's museum

V. Number of Employees: 30

VI. Hours of Operations:

Monday – Saturday, 9:00am – 5:00pm
Sunday, 12:00pm – 5:00pm

VII. Square Footage of Site: 23,668 sq. ft.

VIII. Square Footage of Building: 41,570 sq. ft.

IX. Number of Parking Stalls

Two levels of parking on-site for museum visitors only. Number of stalls = 60

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X. Other Information

Floors:	3 (renovated with project)
Exhibits Space:	12,485 sq. ft
Classroom Space:	2,590 sq. ft.
Annual Visitors:	130,000
Average Daily Visitors:	340

Sincerely,

Huffman Facility Development, Inc.

A handwritten signature in black ink on a light yellow background. The signature reads "Michael Huffman" in a cursive script.

Michael Huffman
Owner's Representative