



City of Madison

Proposed Conditional Use

Location

100 North Hamilton Street

Project Name

Madison Children's Museum

Applicant

Overture Development Corporation/
Michael Huffman – Huffman Facility
Development, Inc

Existing Use

Office Building

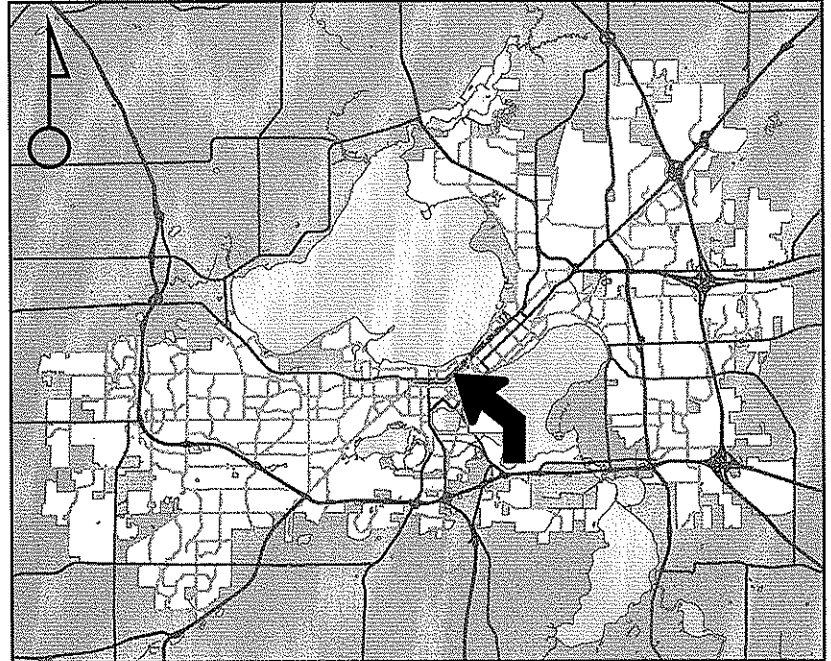
Proposed Use

Major Alteration in C4 Zoning District to
Convert Office Building into Madison
Children's Museum

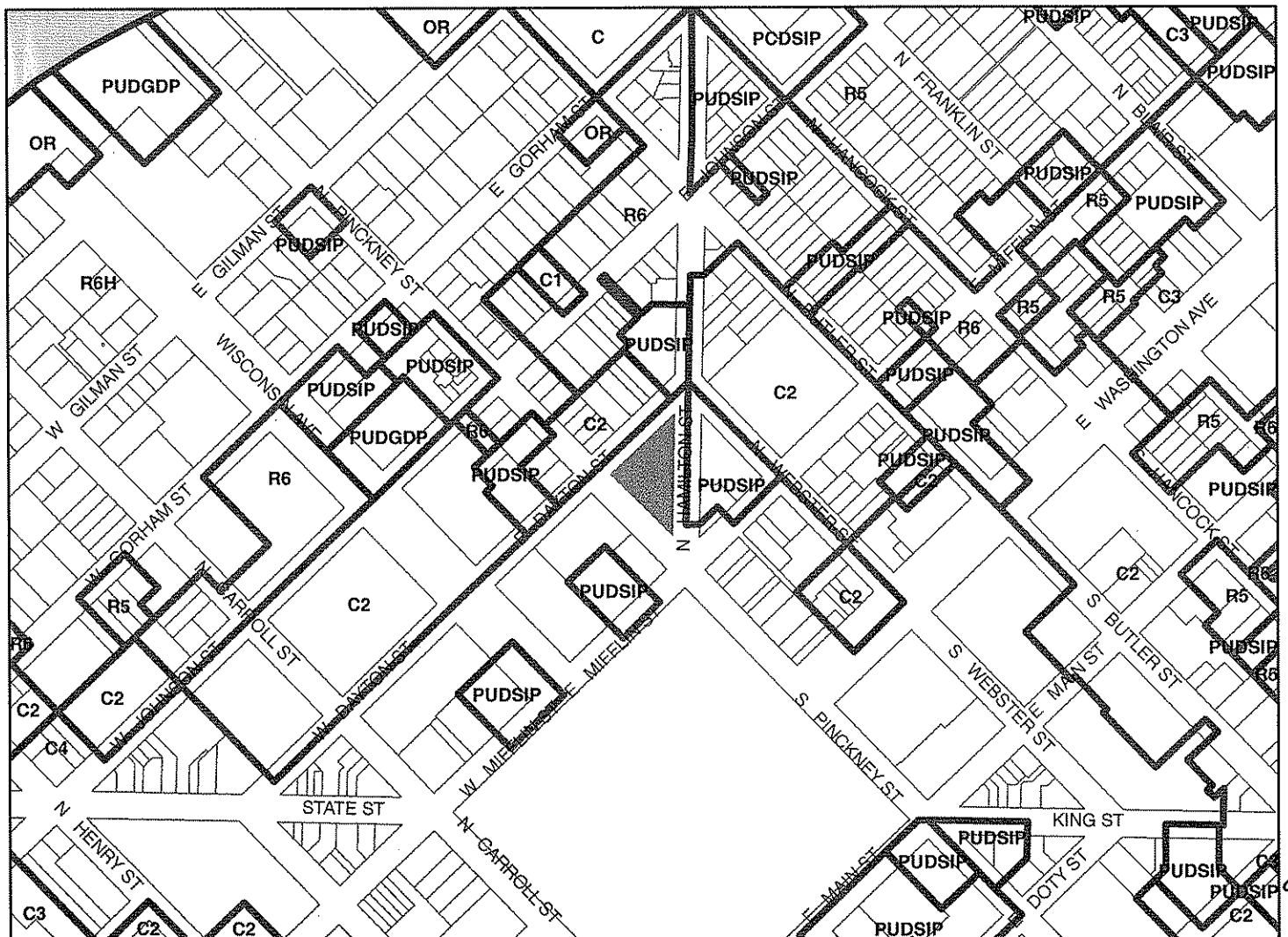
Public Hearing Date

Plan Commission

03 November 2008

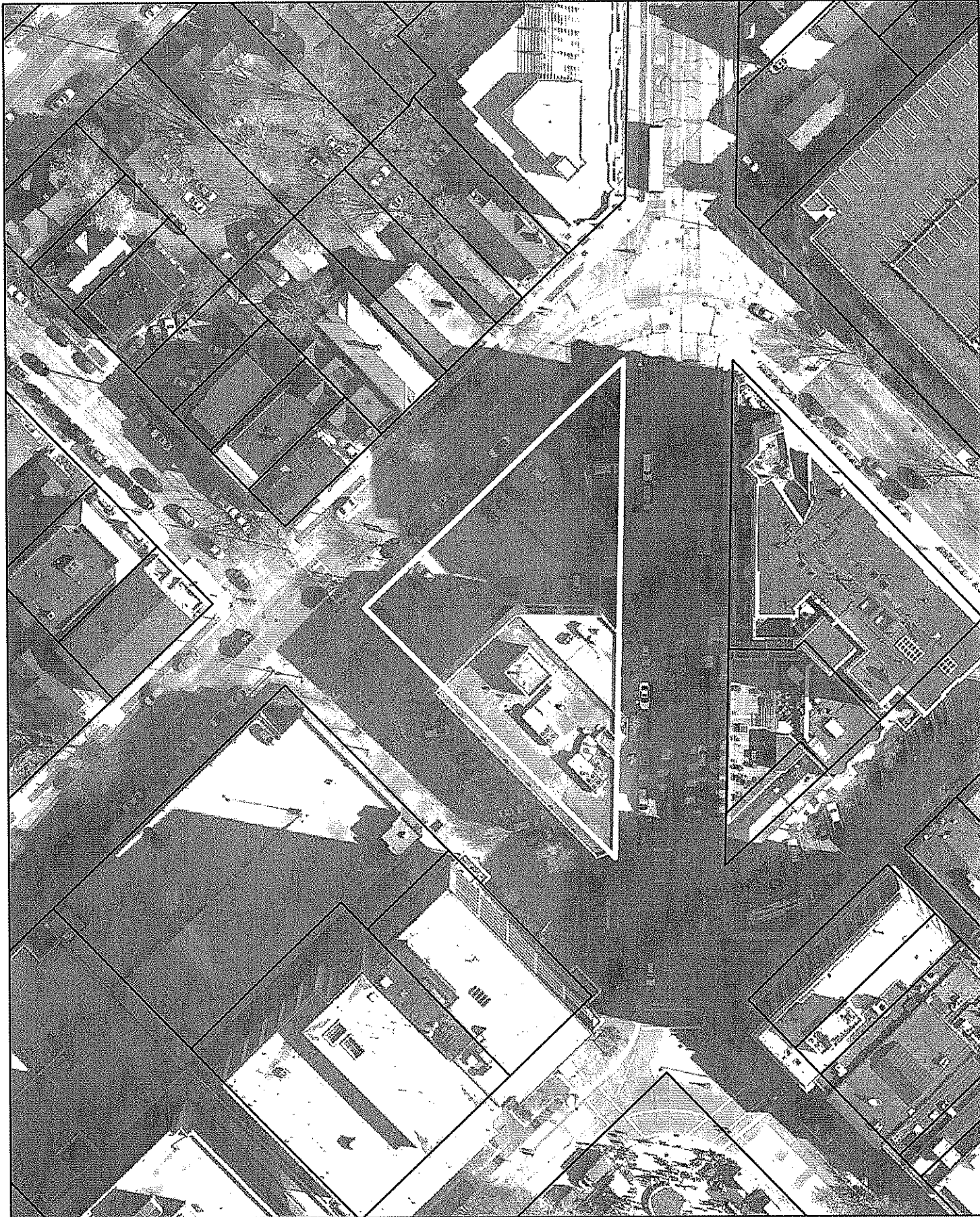


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 October 2008



9

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 94735
 Date Received 9/17/08
 Received By JLK
 Parcel No. 0709 144 1501 7
 Aldermanic District 4 Milwaukee
 GQ un, c4, cap fire dist
 Zoning District C4
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification Waiver _____
 Nbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 9/17/08

1. Project Address: 100 N. Hamilton Street **Project Area in Acres:** .543 acres

Project Title (if any): Madison Children's Museum

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Ruth G. Shelly, Executive Director Company: Madison Children's Museum
 Street Address: 100 STATE St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 268-1231 Fax: (608) 268-1398 Email: rshelly@madisonchildrensmuseum.org

Project Contact Person: Michael Huffman Company: Huffman Facility Development, Inc.
 Street Address: 100 N. Hamilton St. 4th Floor City/State: Madison, WI Zip: 53703
 Telephone: (608) 332-4112 Fax: (608) 204-3811 Email: mhuffman@huffmanfd.com

Property Owner (if not applicant): Overture Development Corporation
 Street Address: 1 S. Pinckney St., Suite 816 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: see attached

Development Schedule: Commencement December, 2008 Completion April, 2010

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 500+50 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* C4 Central Comm. District – Capitol/State St Plan *Plan, which recommends:*
Museum use *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
See attached email from Alderperson Verveer to Tim Parks dated 9/11/08 Capitol Neighborhood Inc. (Mansion Hill)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.


Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks *Date* 08-07-08 | *Zoning Staff* Matt Tucker *Date* 08-07-08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Thomas Kubala *Date* 09-16-08

Signature  *Relation to Property Owner* Architect

Authorizing Signature of Property Owner  *Date* 9-17-08 9

Madison Children's Museum

100 N. Hamilton Street

LAND USE APPLICATION

4. Project Information:

In 2005, the Overture Development Corporation purchased 100 N. Hamilton St. with the intent of transferring title to the Madison Children's Museum for development of a new museum to replace, improve and greatly expand upon the existing museum at its current location 100 State St. The project will renovate three floors of the building converting from general office to exhibits and operational spaces for the museum. It will also include construction of a publicly accessible roof top exhibit space. The buildings original flat iron entry facing the Capitol Square will be reactivated as the front door of the museum. The existing parking ramp will be improved to provide patron parking. A small addition will be added to the structure to accommodate stairs and an elevator as required by code for this public assembly use. Consistent with the culture of the Madison Children Museum, the building will incorporate many sustainable design and construction features. Building systems such as plumbing, HVAC and electrical, will be replaced.

September 16, 2008

N3970 West Cedar Road
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

September 16, 2008

N3970 West Cedar Road
Cambridge, WI 53523
608 332-4112 p
www.HuffmanFD.com

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

September 16, 2008

N3970 West Cedar Road

Cambridge, WI 53523

608 332-4112 p

www.HuffmanFD.com

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

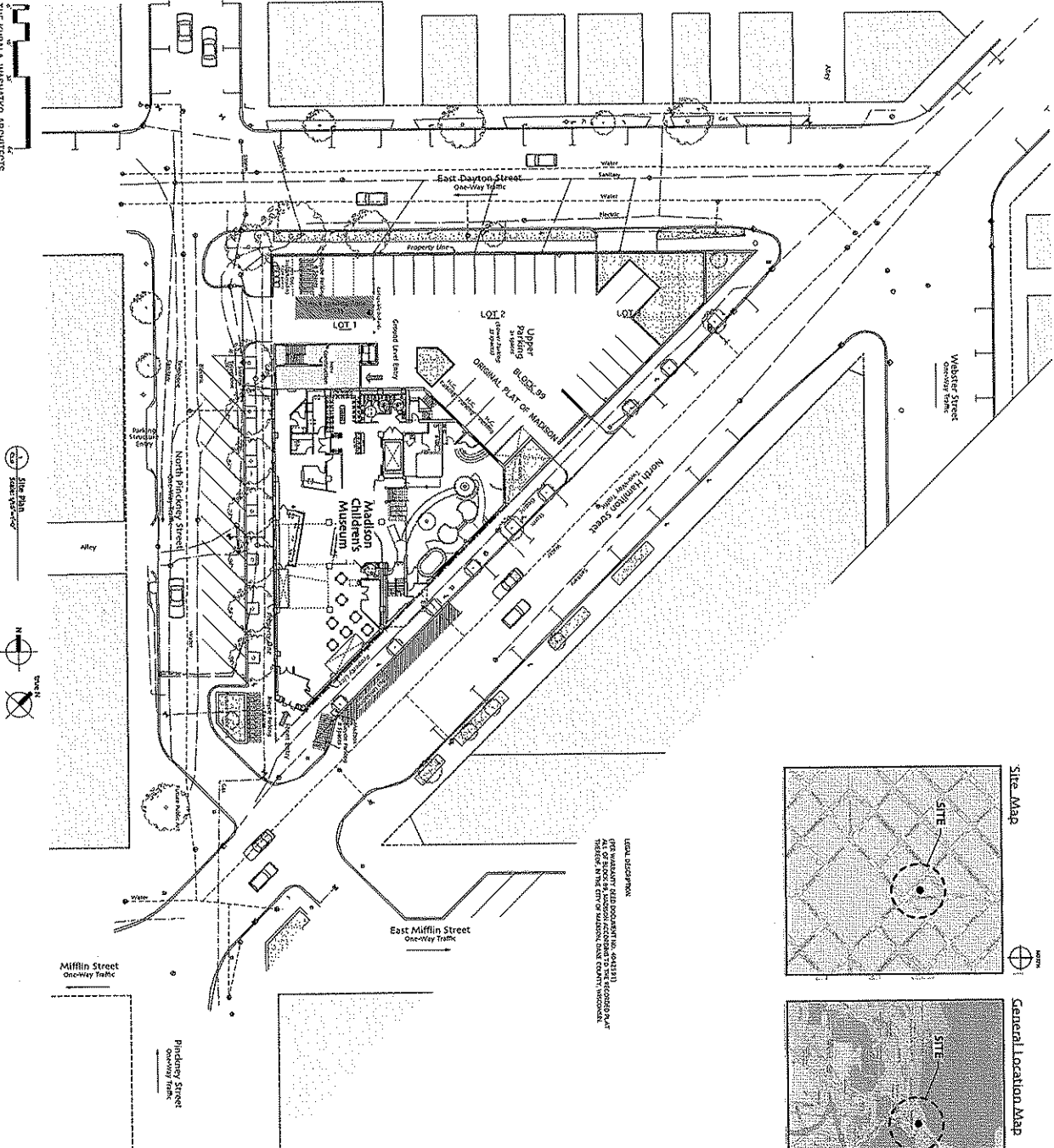
Sincerely,

Huffman Facility Development, Inc.

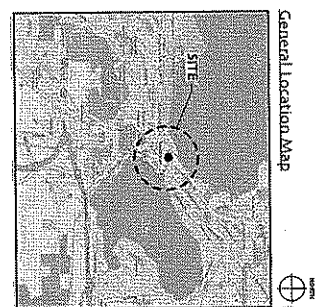
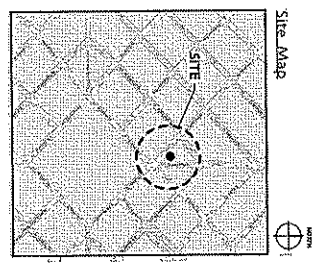


Michael Huffman
Owner's Representative

THE KOBALA WASHINTKO ARCHITECTS

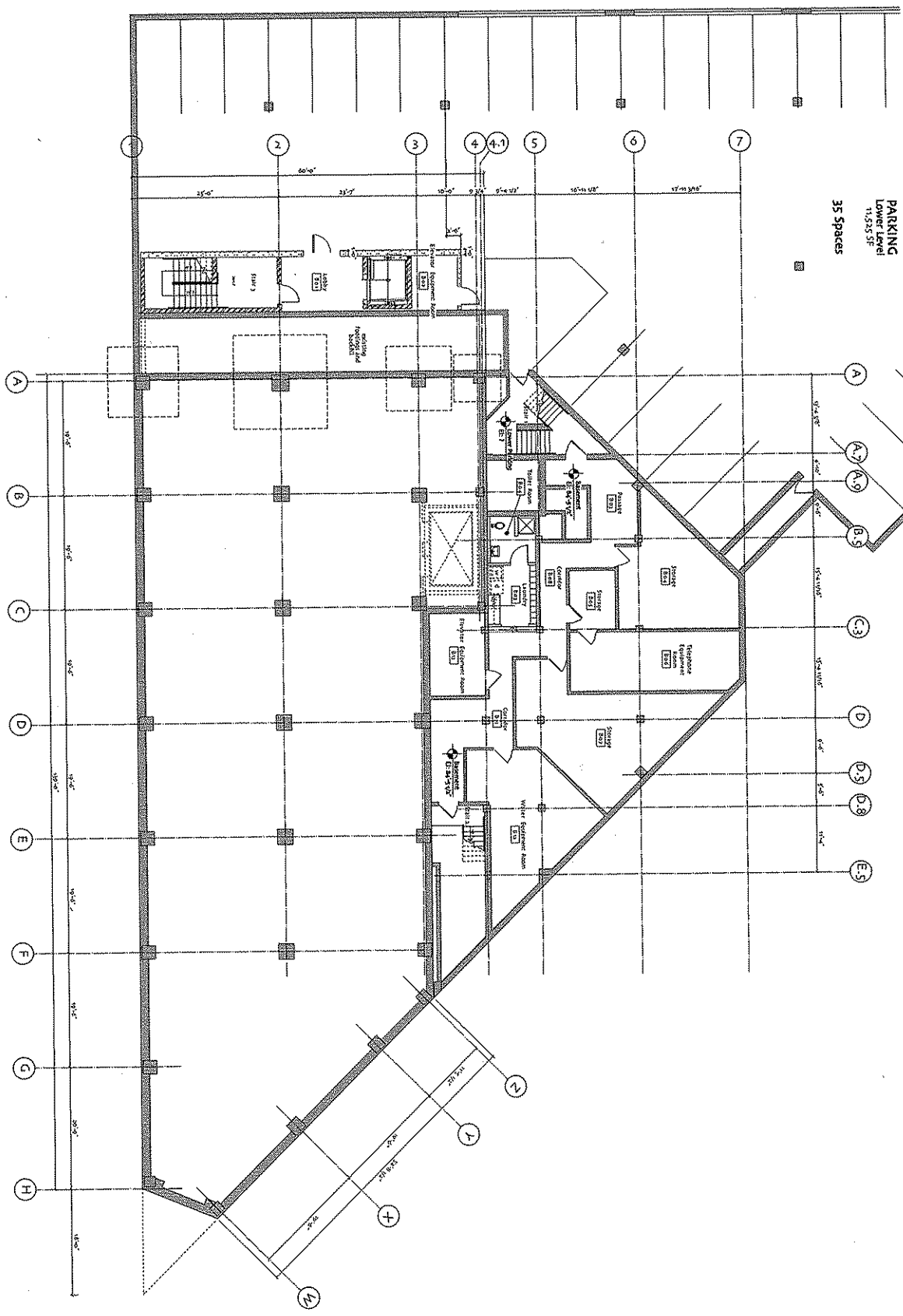


LOCAL JURISDICTION:
 CITY OF MADISON (PERMITS AND UTILITIES)
 MADISON CHILDREN'S MUSEUM (ASSEMBLED TO THE EXISTING PLAT)
 MADISON CHILDREN'S MUSEUM (ASSEMBLED TO THE EXISTING PLAT)
 MADISON CHILDREN'S MUSEUM (ASSEMBLED TO THE EXISTING PLAT)



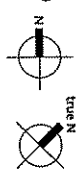
THE KOBALA WASHINTKO ARCHITECTS
 ARCHITECTS
 1111 EAST WASHINGTON STREET
 MADISON, WI 53703
 TEL: 608.261.1111
 FAX: 608.261.1112
 WWW.KOBLAWASHINTKO.COM

C1.0
 SITE PLAN
 162805
 17, 2008
 162805



PARKING
 Lower Level
 35 Spaces

1
 Scale: 1/8" = 1'-0"



MASTER PLAN

A1.B

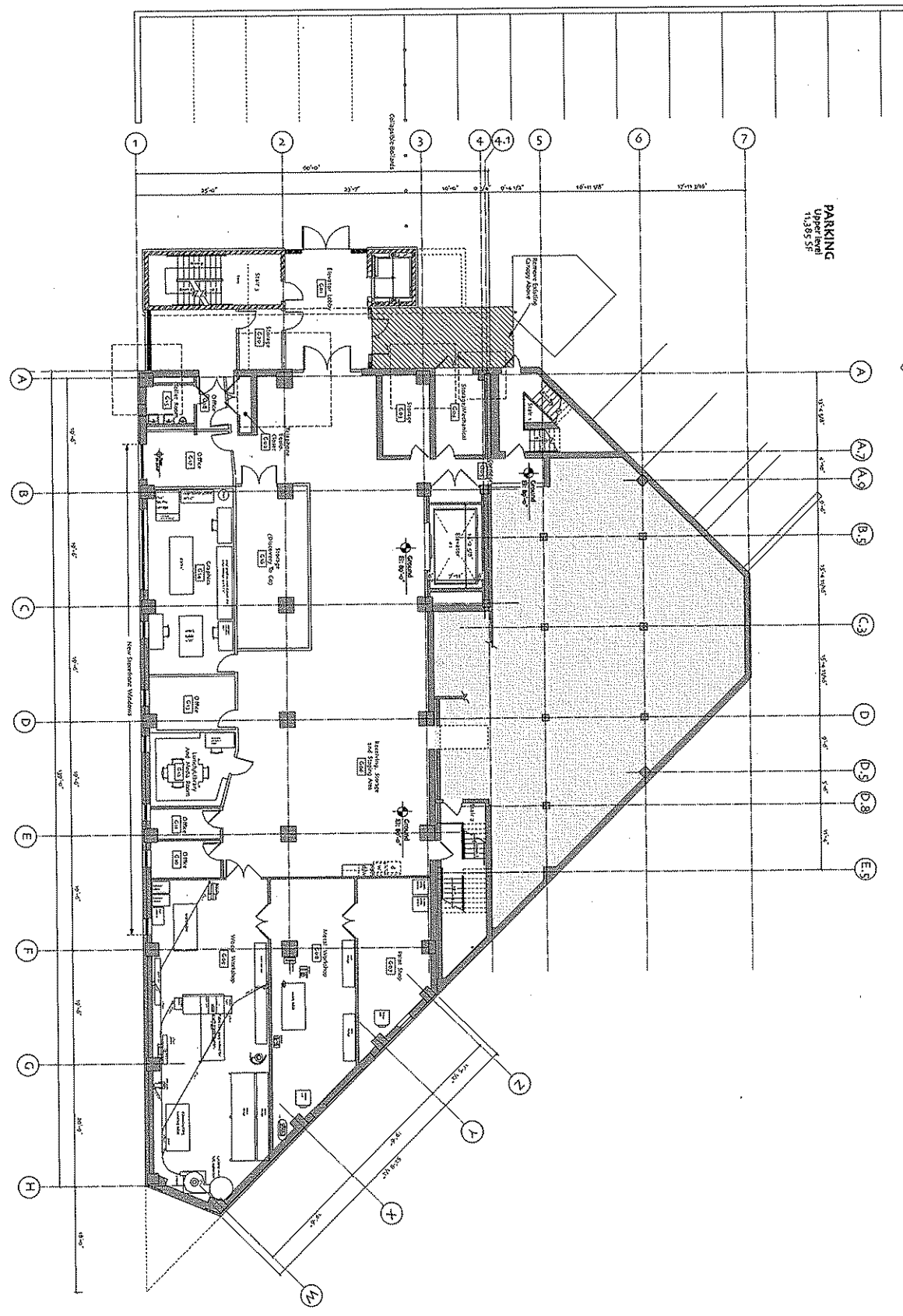
Basement Floor Plan

DATE: October 8, 2008
 PROJECT: 162805

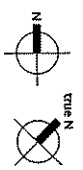
THE KUBALA WASHATKO ARCHITECTS INC.
 700 North Madison Avenue
 Oakdale, WI 53047
 Tel: 262-772-2434

PROJECT:
Madison Children's Museum
 100 N. Hamilton
 Madison, WI 53703

Madison Children's Museum
 100 North Hamilton
 Madison, WI 53703
 CONTRACTOR: MARASIA
 J. H. Fiedler & Son, Inc.
 1000 Park Street
 Madison, WI 53703



1
A1.G
Scale: 1/8" = 1'-0"



MASTER PLAN

A1.G

Ground Floor Plan

DATE
October 8, 2008

PROJECT NUMBER
162805

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6

THE
KUBALA WASHIATKO
ARCHITECTS
INC.
501 N. Walnut Street
Madison, WI 53703
TEL: 608.263.2225

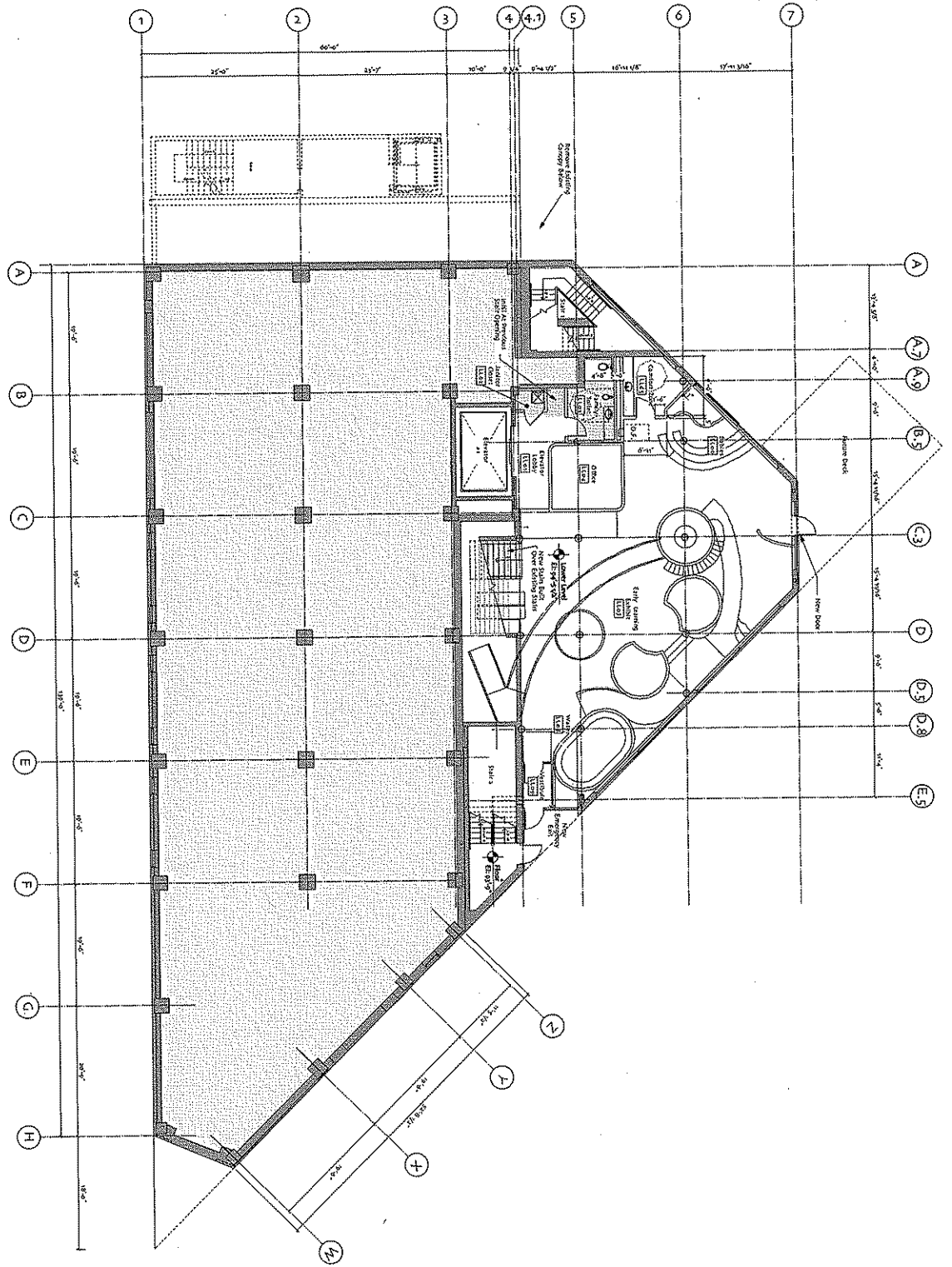
Madison
Children's
Museum

100 N. Hamilton
Madison, WI 53703
TEL: 608.263.2225

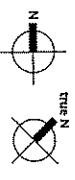
Madison Children's
Museum
100 North Hamilton
Madison, WI 53703
TEL: 608.263.2225

CONSTRUCTION MANAGER
J. H. Findeff & Son, Inc.
1000 W. Johnson Street
Madison, WI 53703
TEL: 608.263.2225

CONTRACTOR



1 LOWER LEVEL PLAN (8/19/04-5-1/27)
 ALL SCALE: 1/8" = 1'-0"



A1.L.L.
 ARCHITECTS

Lower Level Plan
 PROJECT: LOWER LEVEL PLAN
 DATE: OCTOBER 8, 2008
 PROJECT NUMBER: 162805

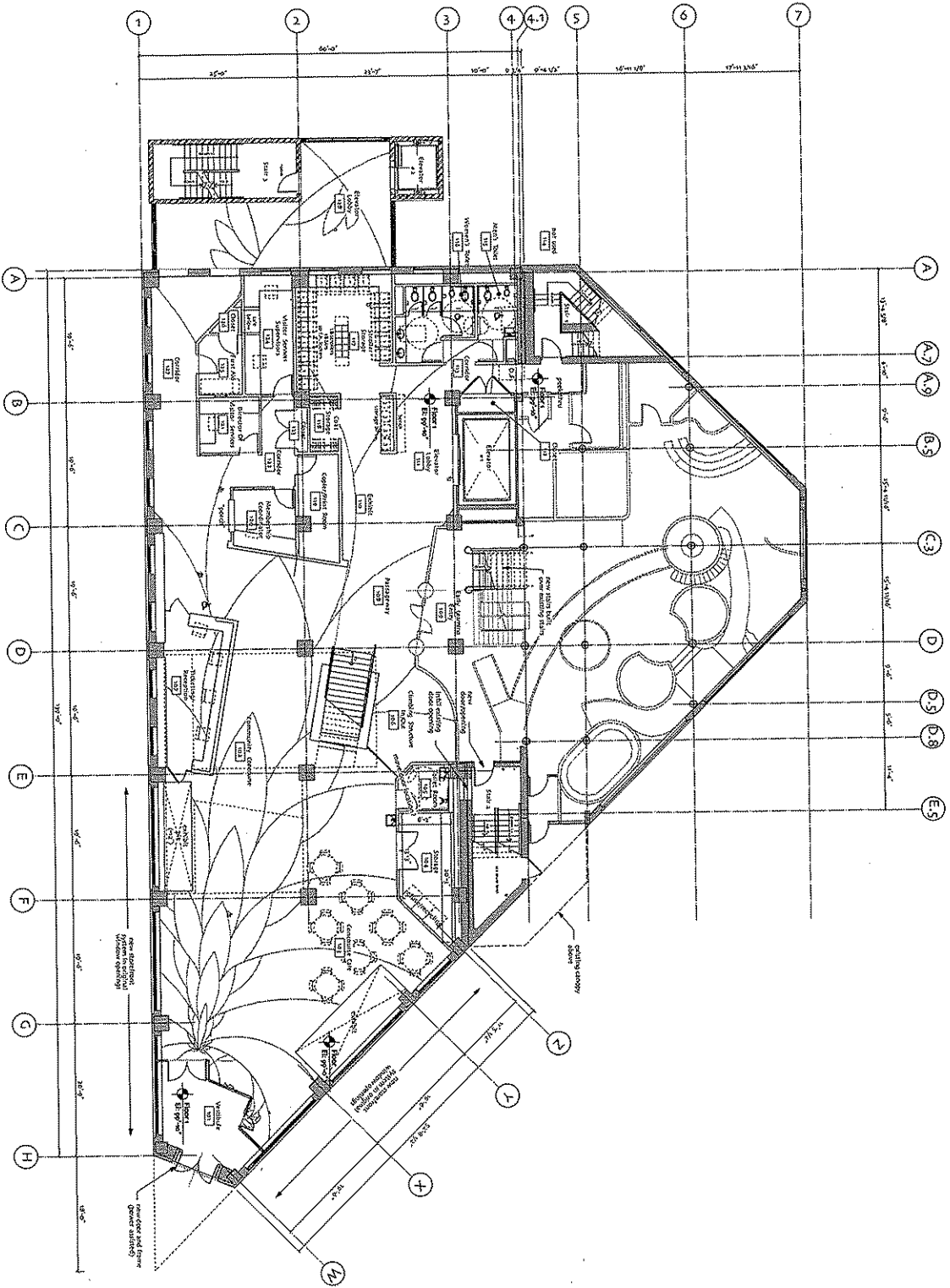
Madison Children's Museum
 100 North Hamilton
 Madison, WI 53703
 J. M. Eschardt & SON, INC.
 300 S. BRIDGE STREET
 MADISON, WI 53703

THE KIBALA WASHTKO ARCHITECTS INC.
 100 N. HAMILTON
 MADISON, WI 53703

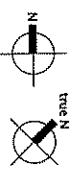
Madison Children's Museum
 100 North Hamilton
 Madison, WI 53703
 J. M. Eschardt & SON, INC.
 300 S. BRIDGE STREET
 MADISON, WI 53703

PROJECT: LOWER LEVEL PLAN
DATE: OCTOBER 8, 2008
PROJECT NUMBER: 162805

LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



1 FLOOR 1 PLAN (G1: 99'-10")
 Scale: 1/8" = 1'-0"



A1.1

PROJECT NUMBER

Floor 1 Plan

DATE

October 8, 2008

PROJECT NUMBER

162805

SHEET TITLE

OWNER
 THE MADISON CHILDREN'S MUSEUM
 100 North Hamilton
 Madison, WI 53703

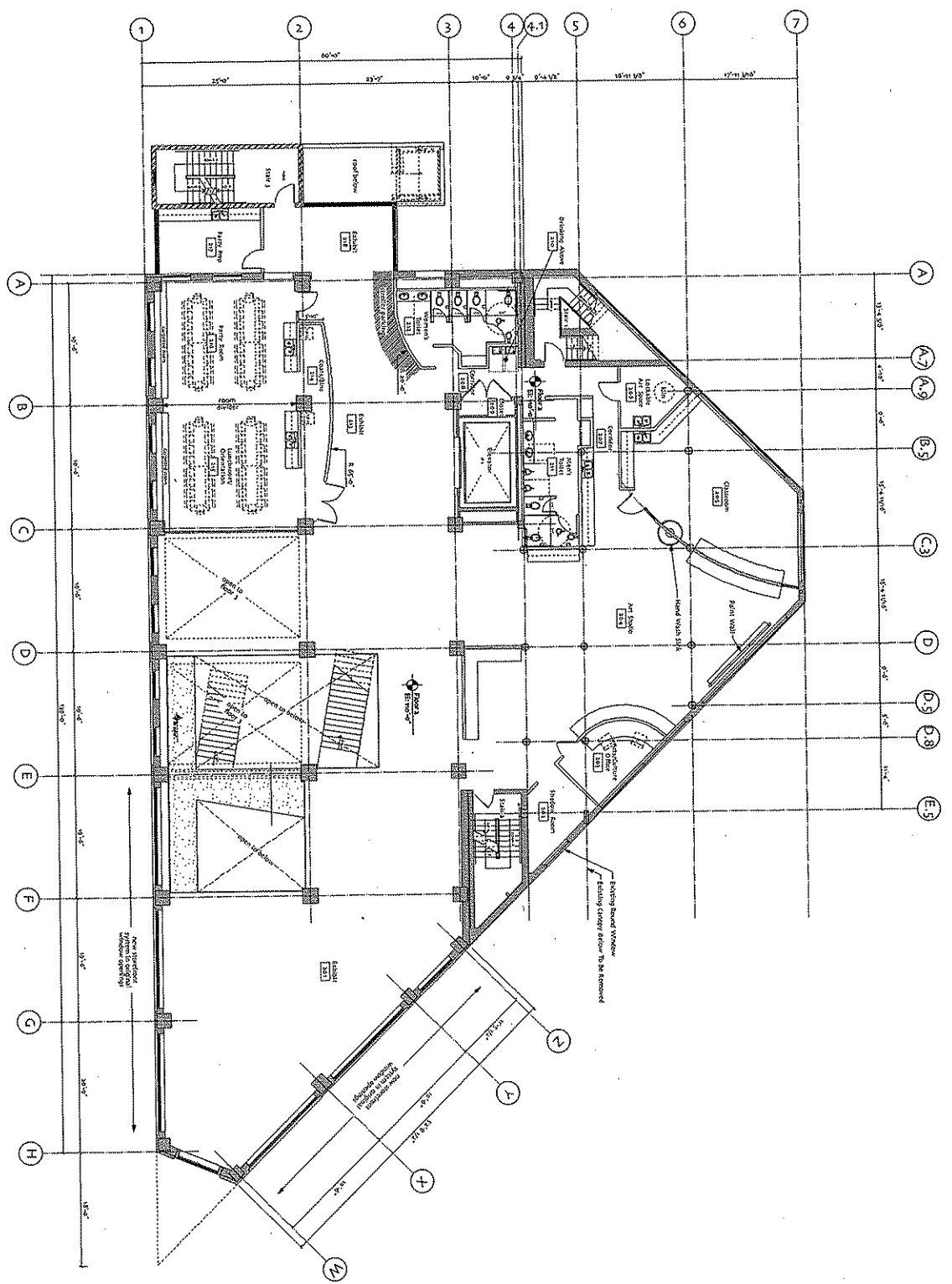
ARCHITECT
 KUBALA WASHATKO ARCHITECTS INC.
 100 North Hamilton
 Madison, WI 53703

PROJECT
 MADISON CHILDREN'S MUSEUM

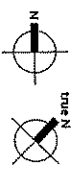
DATE
 October 8, 2008

PROJECT NUMBER
 162805





FLOOR 2 PLAN (A1.1) Scale: 1/8" = 1'-0"



MASTER PLAN

A1.2

DATE: October 8, 2008
 PROJECT: MADISON CHILDREN'S MUSEUM
 162805
 SHEET: FLOOR 2 PLAN

PROJECT: MADISON CHILDREN'S MUSEUM
 ARCHITECT: THE KUBALA WASHATKO ARCHITECTS INC.
 100 N. Hamilton Madison, WI 53703
 608.261.1111
 WWW.KUBALAWASHATKOARCHITECTS.COM

DATE: October 8, 2008
 PROJECT: MADISON CHILDREN'S MUSEUM
 162805
 SHEET: FLOOR 2 PLAN

PROJECT: MADISON CHILDREN'S MUSEUM
 ARCHITECT: THE KUBALA WASHATKO ARCHITECTS INC.
 100 N. Hamilton Madison, WI 53703
 608.261.1111
 WWW.KUBALAWASHATKOARCHITECTS.COM

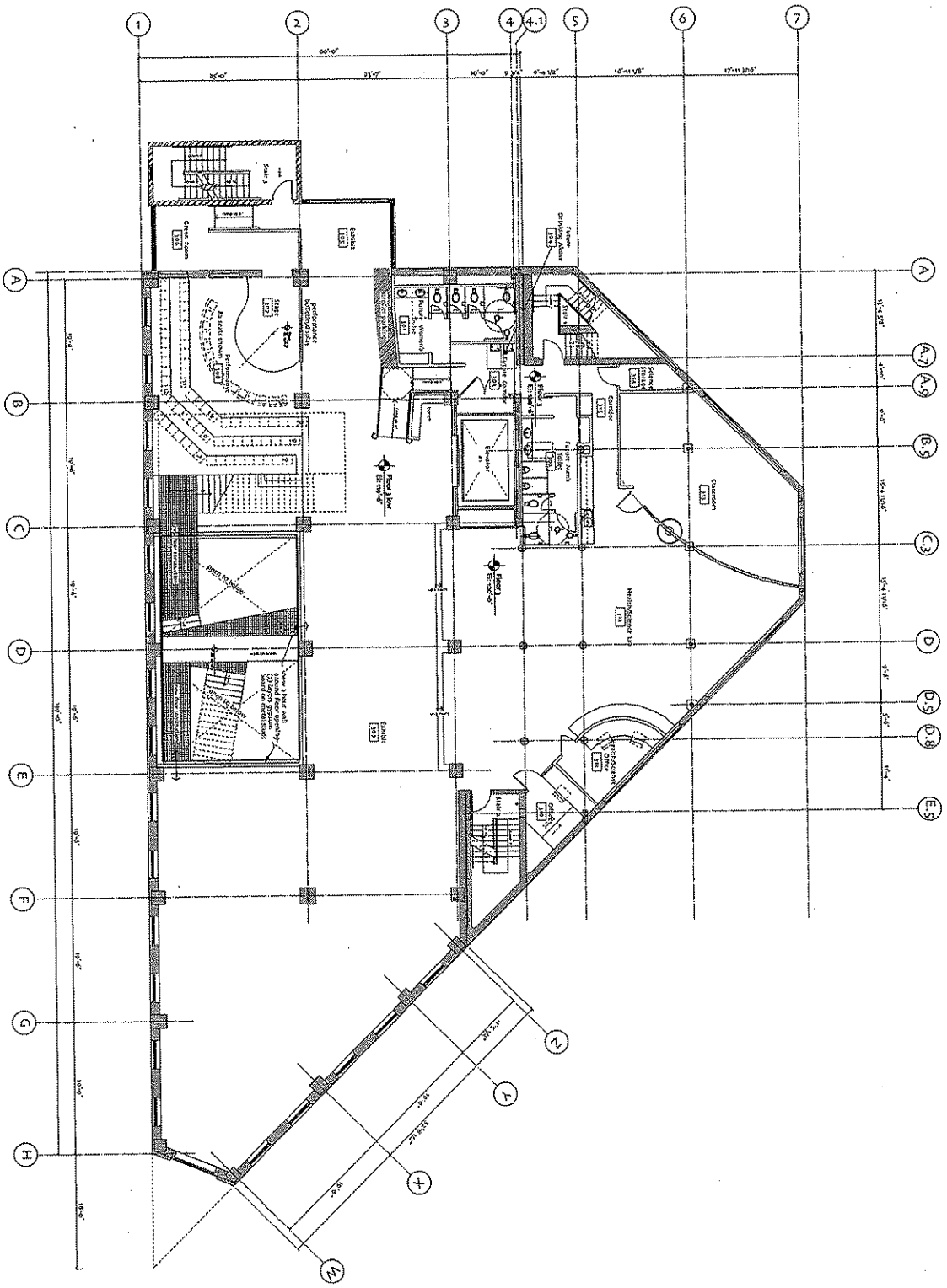
DATE: October 8, 2008
 PROJECT: MADISON CHILDREN'S MUSEUM
 162805
 SHEET: FLOOR 2 PLAN

PROJECT: MADISON CHILDREN'S MUSEUM
 ARCHITECT: THE KUBALA WASHATKO ARCHITECTS INC.
 100 N. Hamilton Madison, WI 53703
 608.261.1111
 WWW.KUBALAWASHATKOARCHITECTS.COM

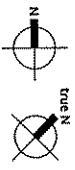
DATE: October 8, 2008
 PROJECT: MADISON CHILDREN'S MUSEUM
 162805
 SHEET: FLOOR 2 PLAN

PROJECT: MADISON CHILDREN'S MUSEUM
 ARCHITECT: THE KUBALA WASHATKO ARCHITECTS INC.
 100 N. Hamilton Madison, WI 53703
 608.261.1111
 WWW.KUBALAWASHATKOARCHITECTS.COM

DATE: October 8, 2008
 PROJECT: MADISON CHILDREN'S MUSEUM
 162805
 SHEET: FLOOR 2 PLAN



FLOOR 3 PLAN (SHEET 130-4-3)
Scale: 1/8" = 1'-0"



MASTER PLAN

A1.3

DATE: 10/08/08
PROJECT: MADISON CHILDREN'S MUSEUM

DATE: 10/08/08
PROJECT: MADISON CHILDREN'S MUSEUM

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DATE: 10/08/08
PROJECT: MADISON CHILDREN'S MUSEUM



THE KUBALA WASHATKO ARCHITECTS
INC.
100 N. KENNEDY BLVD.
MADISON, WI 53703
TEL: 608.277.0001
WWW.KWA.COM

Madison Children's Museum

100 N. KENNEDY BLVD.
MADISON, WI 53703

Madison Children's Museum
100 North Kennedy
Madison, WI 53703

CONSTRUCTION MANAGER
J. M. FRIEDL & SON, INC.
200 S. KENNEDY BLVD.
MADISON, WI 53703
TEL: 608.277.0001
WWW.JMFS.COM

CONTRACTOR

DATE: 10/08/08
PROJECT: MADISON CHILDREN'S MUSEUM

DATE: 10/08/08
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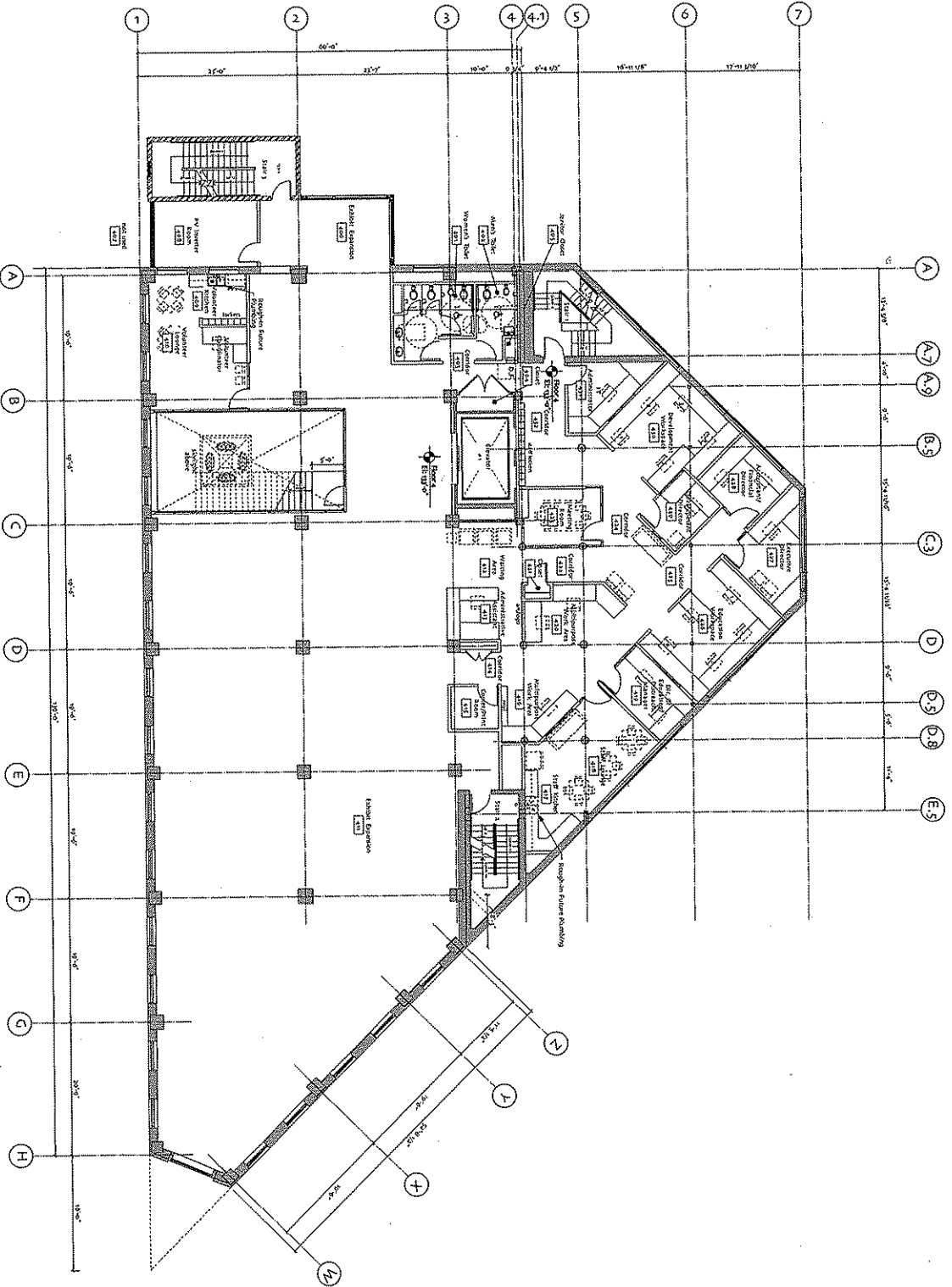
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PROJECT: MADISON CHILDREN'S MUSEUM

DATE: 10/08/08
PROJECT: MADISON CHILDREN'S MUSEUM



1 Floor 4 Plan (cf. 133'-0")
A.A. SCALE: 1/8" = 1'-0"



MASTER PLAN

A1.4

October 8, 2008
PROJECT NUMBER
162805
DATE
10/08/08

Floor 4 Plan

PROJECT NUMBER
162805

DATE
10/08/08

PROJECT NUMBER
162805

DATE
10/08/08

PROJECT NUMBER
162805

DATE
10/08/08

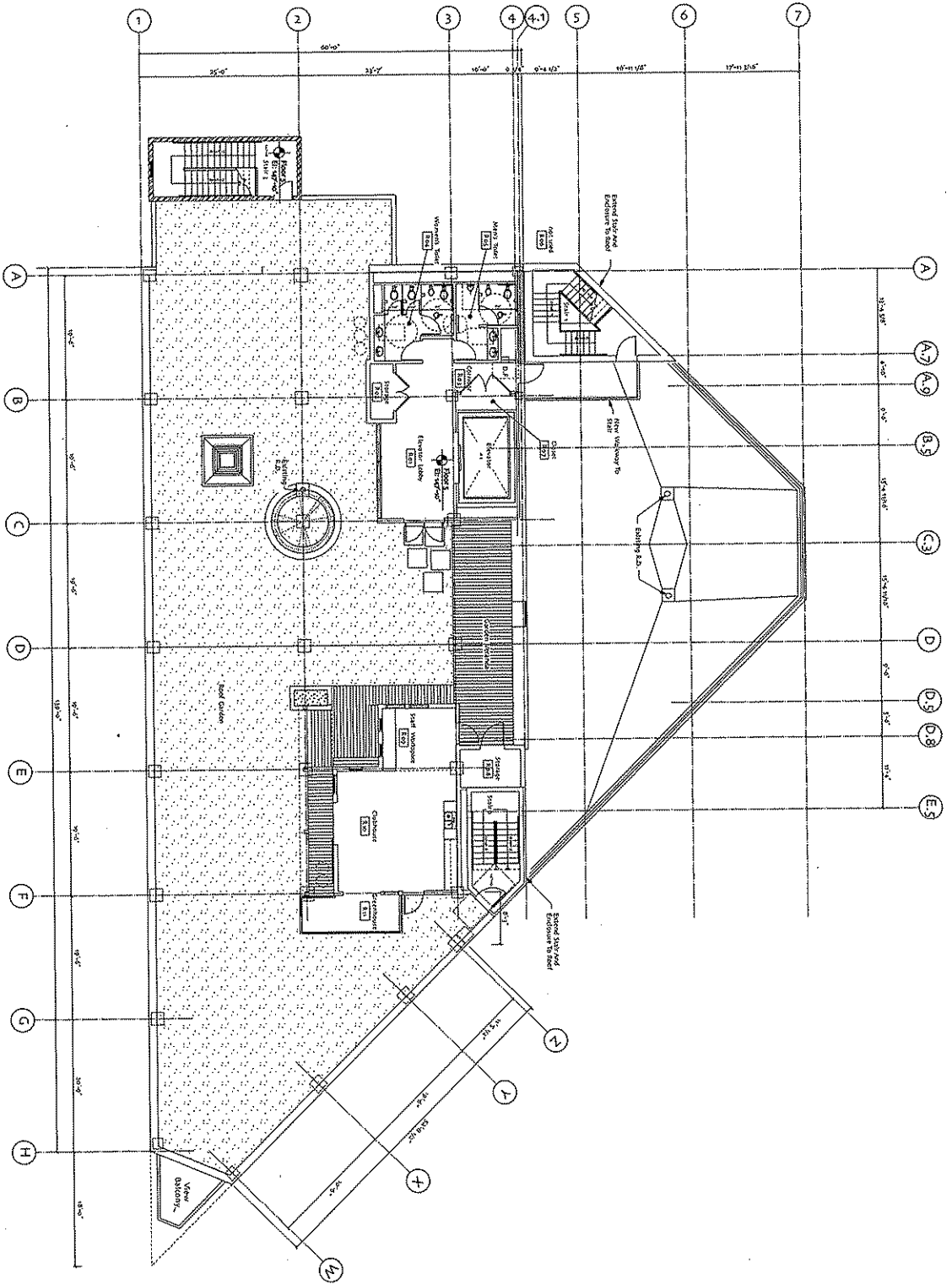
PROJECT NUMBER
162805

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10/08/08

PROJECT NUMBER
162805

DATE
10/08/08

PROJECT NUMBER
162805



A1.5

Roof Plan

October 8, 2008
PROJECT NUMBER
162805

Madison Children's Museum

Madison Children's Museum
100 N. Hamilton
Madison, WI 53703

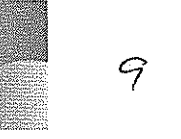
Madison Children's Museum
100 North Hamilton
Madison, WI 53703
J. H. Finkler & Son, Inc.
Madison, WI 53703

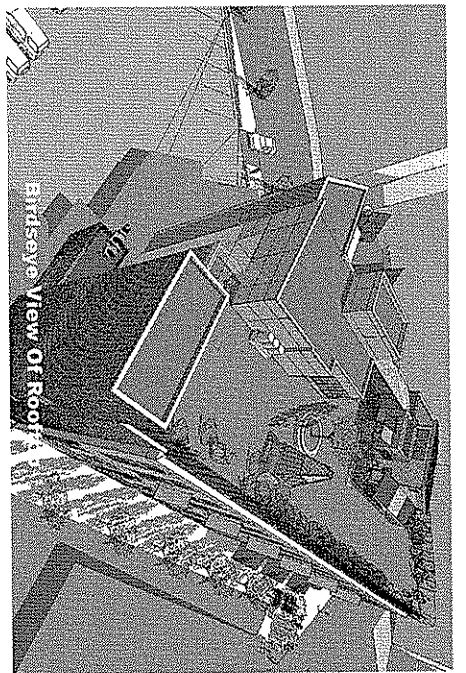
Madison Children's Museum
100 N. Hamilton
Madison, WI 53703

Madison Children's Museum
100 N. Hamilton
Madison, WI 53703

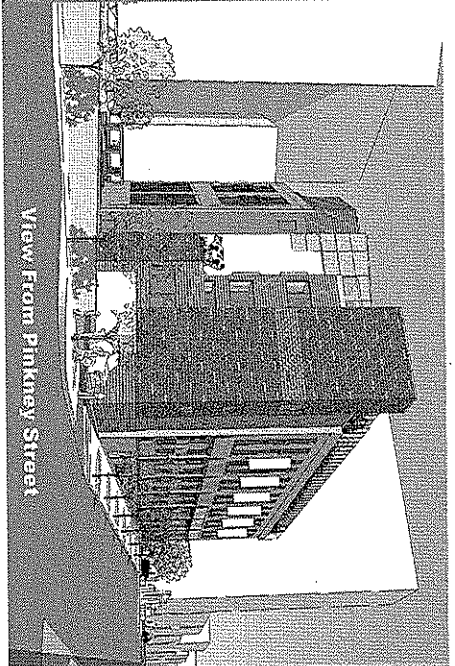
Madison Children's Museum
100 N. Hamilton
Madison, WI 53703

THE KUBALA WASHATKO ARCHITECTS INC
5615 North Lincoln Avenue
Madison, WI 53705
TEL: 608/278-7500
FAX: 608/278-7504

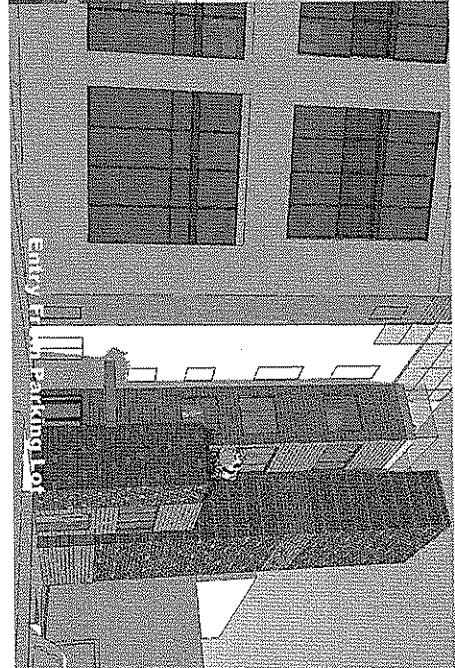




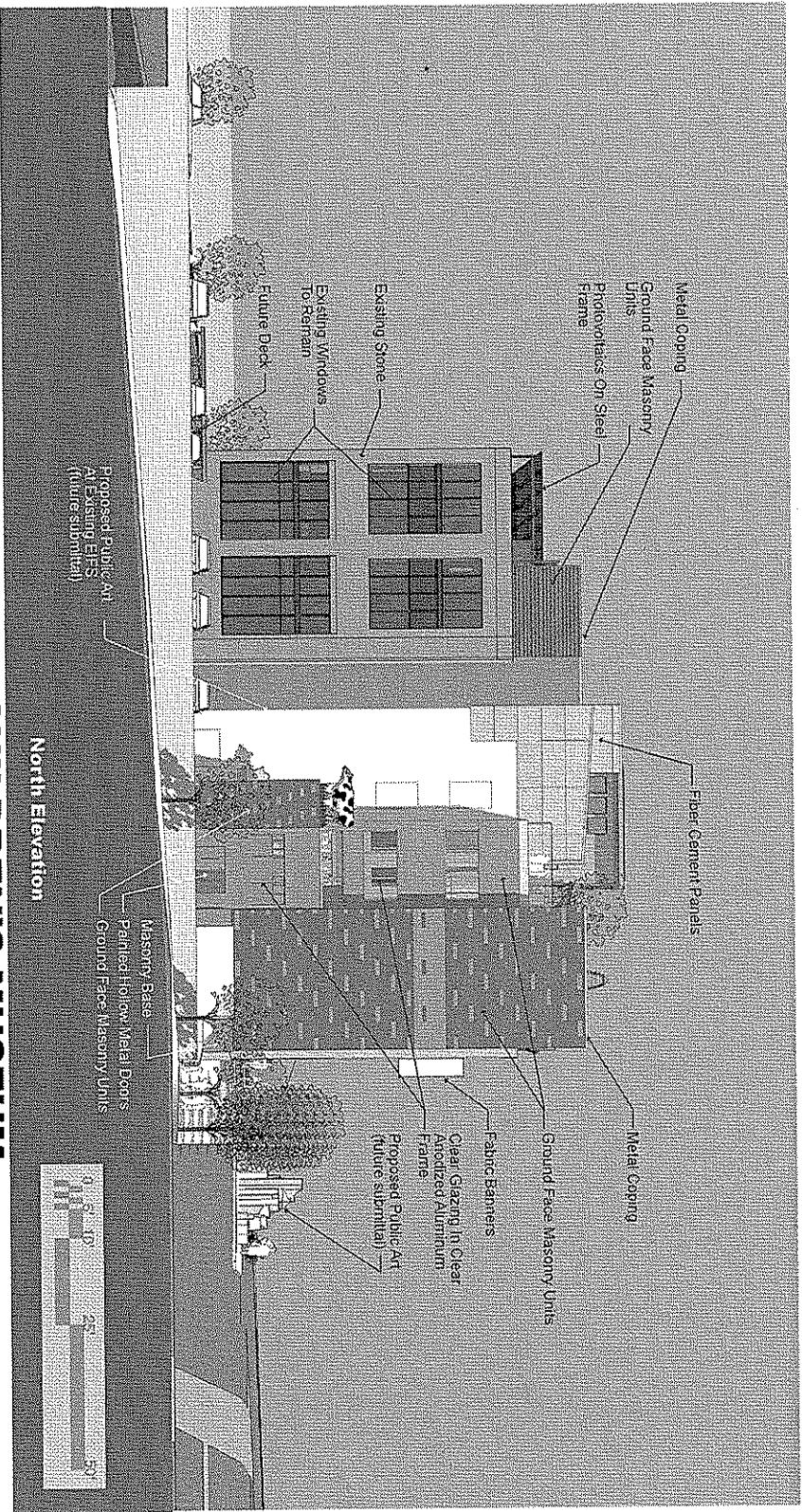
Birdseye View Of Roof



View From Pinkney Street



Entry From Parking Lot



North Elevation

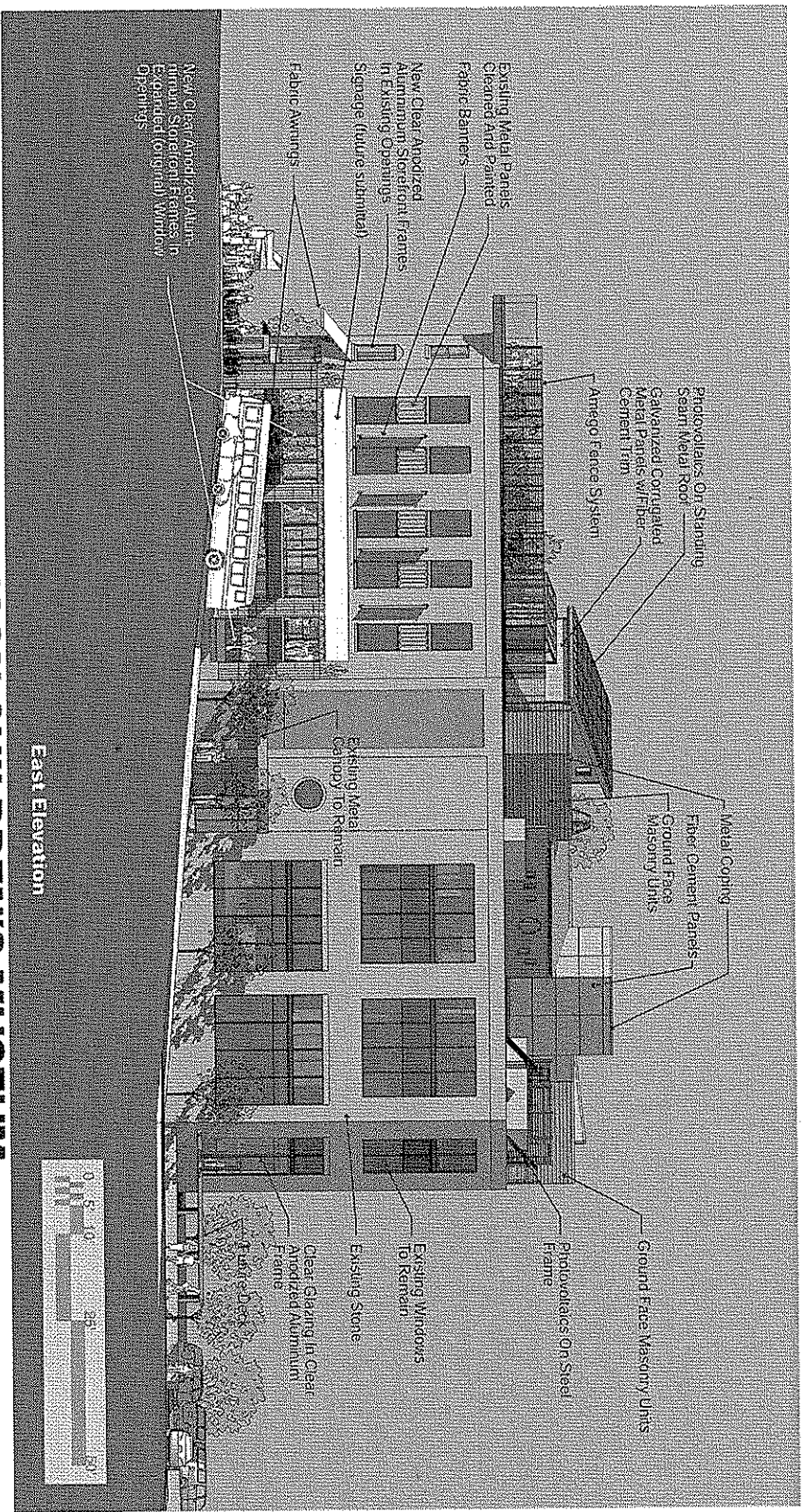
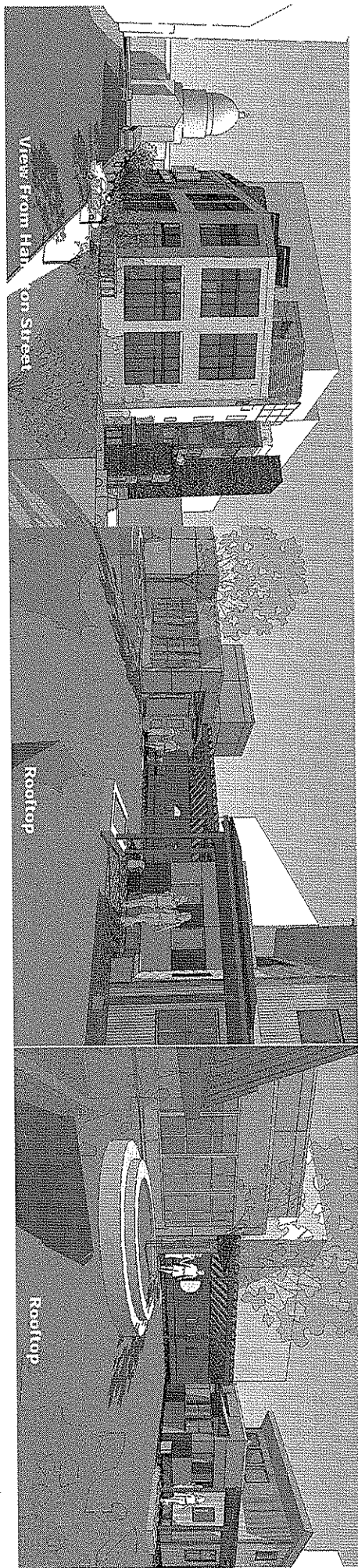


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MADISON CHILDREN'S MUSEUM

Madison, Wisconsin

October 8, 2008

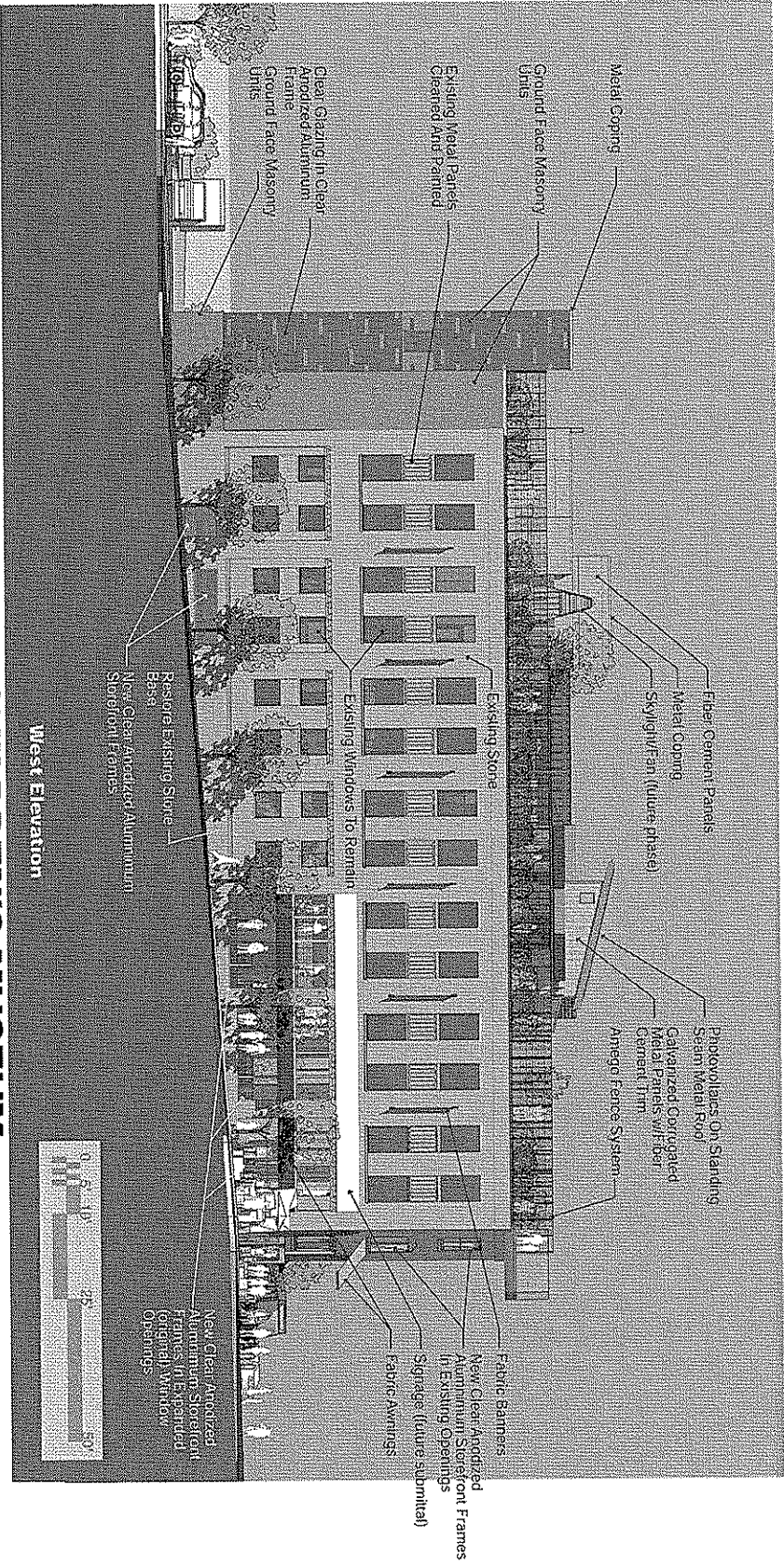
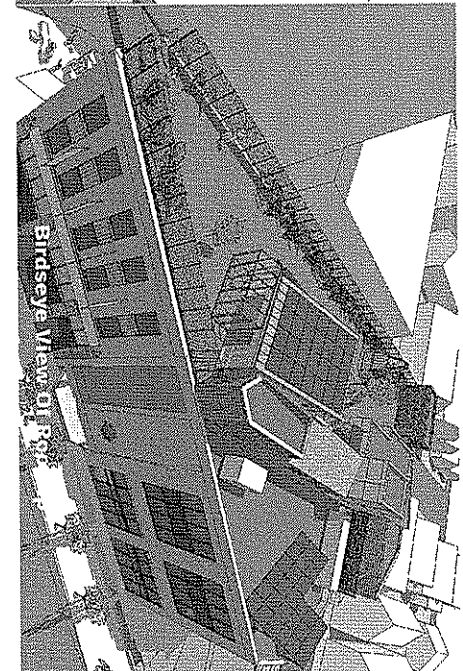
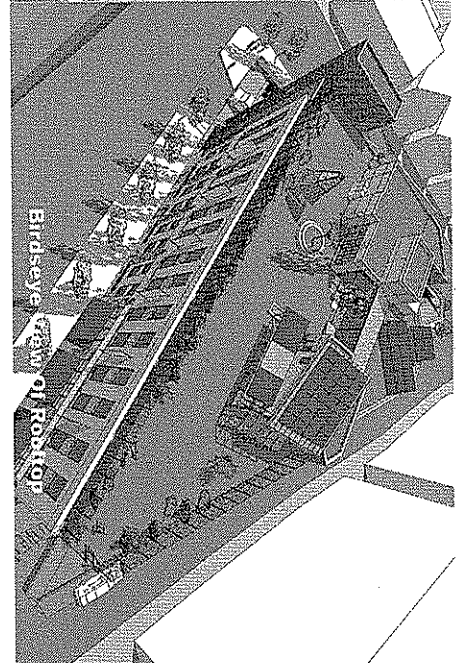
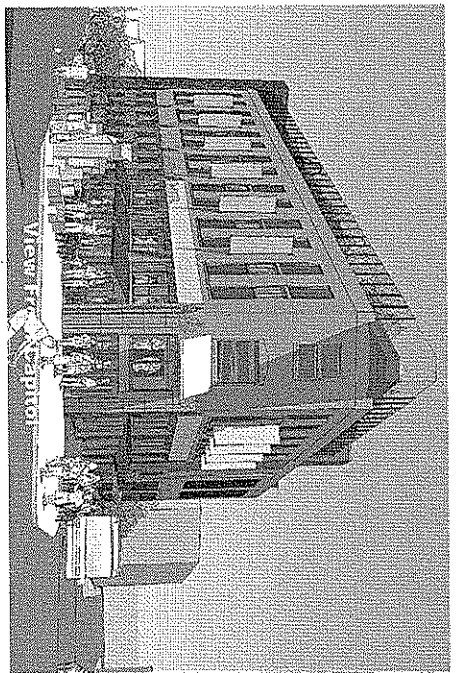


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