



November 18, 2020

Colin Punt
Department of Planning & Development
215 Martin Luther King Jr Blvd
Madison, WI 53703

Re: Madison Children’s Museum – Letter of Intent
100 N. Hamilton Street

Dear Colin:

This is our Letter of Intent for the property located at 100 N. Hamilton Street. The owner, Madison Children’s Museum, Inc., is planning to demolish the existing one-story parking structure and associated loading area on the north side that runs along East Dayton Street. That structure will largely be replaced with on-grade exhibit space and a rebuilt loading area to serve the existing museum.

Scope of Demolition / Renovation:

- Remove existing parking structure, slab on grade, trash enclosure and loading area. The existing structure is beyond its functional life and no longer safe for use.
- New perimeter fence and gate system above the existing retaining walls.
- 11,322 sf lower level is programed to be a mix of exhibit zones, new bathrooms, storage and egress components. The log cabin will be relocated to be a feature element on the corner while the other exhibits will likely evolve over the years.
- 2,779 sf of elevated loading area that contains handicap parking, bike parking, trash enclosure and egress paths. The size and configuration is similar to the existing condition.
- Existing arched pole lighting is to remain with no additional fixtures being added that can be seen by the public.

Site Development:

Densities:

Lot Area:	23,667 sf / . 54 acres
Open Space:	9,895 sf
Lot Coverage:	58%

Gross Floor Areas for scope of work:

Lower Level:	11,322 sf
First Level:	2,779 sf

Vehicle Parking:

Handicap	1 stall
Regular	3 stalls
Total	4 stalls

Bicycle Parking: 8 new surface stalls at loading dock

Development Team:

Developer / Owner:

Madison Children's Museum
100 N. Hamilton Street
Madison, WI 53703
608-256-6445
Contact: Brenda Baker
bbaker@madisonchildrensmuseum.org

General Contractor:

J.H. Findorff & Son, Inc.
300 South Bedford
Madison, WI 53703
608-442-7076
Contact: Matthew Premo
mnpremo@findorff.com

Structural Engineer:

Pierce Engineers
222 W Washington Avenue #650
Madison, WI 53703
608-729-1414
Contact: Lucas Marshall
lmarschall@pierceengineers.com

Architect:

GBA architecture | design
2248 Deming Way, Suite 120
Middleton, WI 53562
608-829-1750
Contact: Josh Wilcox & Jeff Brenkus
josh.wilcox@garybrink.com ;
jeff.brenkus@garybrink.com

Landscape Designer:

Saiki Design, Inc.
1110 S. Park Street
Madison, WI 53715
608-251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

Civil Engineering

Burse Surveying & Engineering
2801 International Lane #101
Madison, WI 53704
608-250-9263
Contact: Michelle Burse
mburse@bse-inc.net

Trash/Snow Removal

All maintenance, including trash and snow removal, will be provided by private contract.

Hours of Operation

The proposed hours of operation will be evaluated when the Museum opens again to the public. We anticipate them being similar to what they were before the pandemic - 9:30am to 5pm for public visitation, Tuesday-Sunday with some evening events going until 11pm.

Project Schedule:

The proposed construction schedule is for demolition to commence in February 2021, renovation construction to commence immediately thereafter with construction complete in July of 2021.

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
Partner



Jeff Brenkus
Partner