

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 sq. ft. or a residential development with assistance from the City, then you must register under the ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

11/23/22
10:43 a.m.

received

1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: _____ Representative, if any: _____

Street address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Firm Preparing Survey: _____ Contact: _____

Street address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: _____

Tax Parcel Number(s): _____

Zoning District(s) of Proposed Lots: _____ School District: _____

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): Residential/Commercial Mix			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☒ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: _____ Signature: Michael S. Mady

Date: _____ Interest In Property On This Date: _____



October 31, 2022

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Suite 017
Madison, WI 53701

Re: Letter of Intent - The Moment Mixed-Use Development

Project Address 131 W Wilson Street, Madison, WI 53703

Project Team

Owner/Developer	The Moment, LLC 133 W Wilson St Madison, WI 53703
Architect	Plunkett Raysich Architects, LLP 2310 Crossroads Dr, Suite 2000 Madison, WI 53718
Civil Engineer	Vierbicher Associates, Inc. 999 Fourier Dr, Suite 201 Madison, WI 53717
Landscape Design	Design Studio etc. 330 W Lakeside Madison, WI 53715

— LIVE IN THE MOMENT —

The Moment, LLC 133 W Wilson St Madison, WI 53703



Introduction

The Moment, LLC is submitting a conditional land use application for the redevelopment of 131 West Wilson Street (planned future address to be 133 W Wilson St).

The Moment, LLC is proposing a mixed-use development with multi-family and commercial uses. The development includes 263 units of luxury housing, approximately 6,897 square feet of commercial space, and approximately 257 enclosed parking stalls.

The proposed development will sit on 0.77 acres (33,491 s.f.). The development requires demolition of a 12-story office building that is currently being braced by 3,277 shoring posts due to structural concerns.

The Moment will be a 15-story building within the Capital View Preservation Height Limit. The development will contain 3½ stories of underground parking, first floor lobby and retail space, with commercial space, amenities, and apartment units on the second floor. The remaining apartment units will be on floors 3-15.

The proposed development complies with the existing UMX zoning while seeking two conditional uses:

28.076(4)(c) - All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval.

28.072(E)(2) - Conditional use approval required for all multi-family dwellings, >8 dwelling units.

Unit Mix

Micros	32
Studios	75
One-Bedroom	48
One-Bedroom + Den	25
Two-Bedroom	69
Two-Bedroom + Den	1
Three-Bedroom	13
Total	263



The 15th floor will feature penthouse units with larger floor plans and upgraded appliances, fixtures, and finishes. Additional top floor amenities include wrap-around balconies, floor to ceiling windows, and exclusive penthouse services.

Standard units will feature: high-quality finishes and fixtures including granite or solid-surface countertop kitchen islands, stainless steel appliances, large windows, wide hallways, faucet sprayers, glass stovetops, and in-unit washer and dryers.

Building Amenities

- 2nd floor outdoor pool and hot tub
- Amenity patio pool lounging and cabana seating
- Amenity patio grilling and dining areas
- Golf simulator
- Movie theater
- Sauna and/or steam room
- Coworking lounge with private meeting rooms
- Catering Kitchen and dining room
- Bar area and community game room
- Indoor lounge room
- Fitness center with yoga studio and outdoor turf area
- Separate private, secure garage area
- 2-story lobby with direct street access
- Large resident package storage and refrigerated storage for grocery delivery
- Ample interior bike storage and maintenance area
- Pet wash area and exterior dog run
- Interior trash room with trash and recycling chutes

Building Details

- 15-stories (exterior will include a combination of champagne and bronze colored metal panel, faux wood panel and glass)
- 377,351 gross square feet
- Approximately 257 underground parking stalls



Green/Sustainable Building Features

- Electric vehicle charging stations
 - 10% of parking stalls will have electric vehicle charging stations while 100% of our covered parking stalls will be wired to accommodate electric vehicle charging stations in the future
- Recycling and Reuse plan for demolition of existing structure
- Regionally sourced materials where possible
- Bike and scooter charging stations
- Photo voltaic roof-top
- Green roof sections
- Energy efficient appliances
- High efficiency glass
- LED lighting

Development Schedule

Demolition	December 2022 – July 2023
Construction	July 2023 (20-month duration)
Opening	Spring/Summer 2025

Thank you for your consideration of The Moment.

Sincerely,

The Moment, LLC

By: 

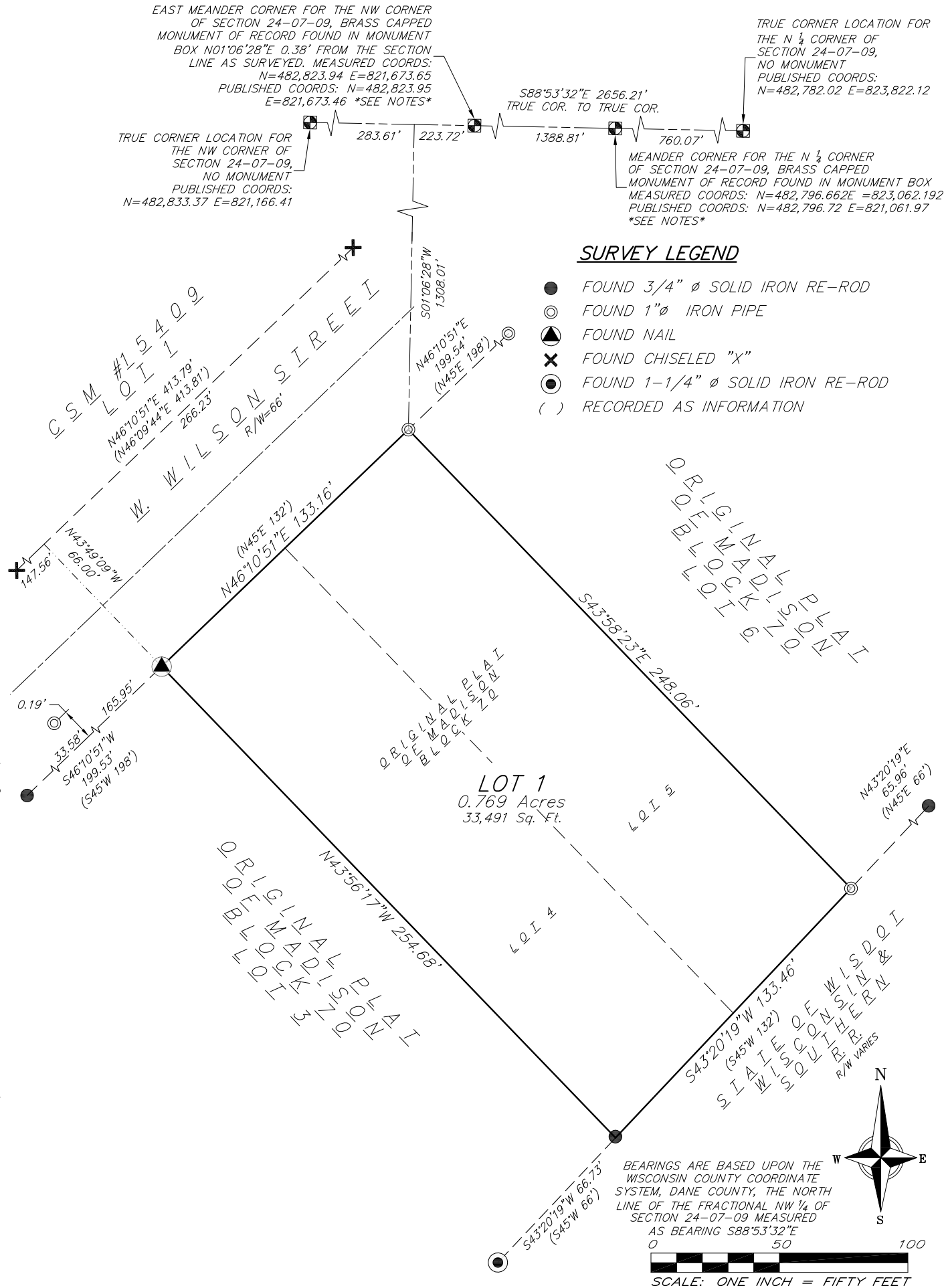
Jake Bunz, Development Manager

—————LIVE IN THE MOMENT—————

The Moment, LLC 133 W Wilson St Madison, WI 53703

CERTIFIED SURVEY MAP No.

PART OF LOT FOUR (4) AND PART OF LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL NW1/4-NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEY LEGEND

- FOUND 3/4" Ø SOLID IRON RE-ROD
- ⊙ FOUND 1"Ø IRON PIPE
- ▲ FOUND NAIL
- ✕ FOUND CHISELED "X"
- ⊙ FOUND 1-1/4" Ø SOLID IRON RE-ROD
- () RECORDED AS INFORMATION

23 Nov 2022 - 7:55a M:\T Wall Enterprises LLC\210372_131 W Wilson St\CADD\210372_CSM.dwg by: mmr

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210372
DATE: 11/23/2022
REV:
Drafted By: MMAR
Checked By: MZIE

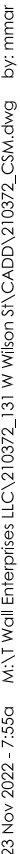
SURVEYED FOR:
The Moment
Residences, LLC
attn: Terrence R. Wall
P.O. Box 620037
Middleton, WI 53562

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 5

PART OF LOT FOUR (4) AND PART OF LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL NW $\frac{1}{2}$ -NW $\frac{1}{2}$ AND THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTE ALL IMPROVEMENTS WITHIN THE LIMITS OF THIS CSM ARE TO BE DEMOLISHED AS A PART OF REDEVELOPMENT OF THE SITE.



CERTIFIED SURVEY MAP No. _____

PART OF LOT FOUR (4) AND PART OF LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1. I found a brass capped monument and ties representing the East Meander Corner for the Northwest Corner of Section 24, T07N, R09E, City of Madison, Dane County, Wisconsin, as established on tie sheet by Bob O'Neill, dated January 24, 2008, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was July 30, 2022. A field inspection was performed on November 18, 2022 and all points were still intact
- 2. I found a brass capped monument and two (2) of the four (4) ties representing the North 1/4 Corner of Section 24, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004, 2004 and revised July 20, 2007. John Nolen drive was under reconstruction at the time the field survey work was completed. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was July 30, 2022. A field inspection was performed on November 18, 2022 and all points were still intact.
- 3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 4. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 202____; that said enactment provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 202____.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this __ day of _____, 202____.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission



CERTIFIED SURVEY MAP No.

PART OF LOT FOUR (4) AND PART OF LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

Part of Lot Four (4) and part of Lot Five (5), Block Seventy (70), Original Plat of Madison, as recorded in Volume A of Plats, on Page 3, as Document Number 102, Dane County Registry, located in the fractional the fractional NW¹/₄-NW¹/₄ and the SW¹/₄-NW¹/₄ of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the true corner for the Northwest corner of said Section 24; thence N88°53'32"E along the North line of the Northwest Quarter of said Section 24, 283.61 feet; thence S01°06'28"W, 1308.01 feet to the Southeasterly right-of-way line of W. Wilson Street, said point also being the Northerly most corner of said Lot Five (5) and the point of beginning; thence S43°58'23"E along the Northeast line of said Lot Five (5), 248.06 feet to the Northwesterly right-of-way line of the Wisconsin Department of Transportation Railroad, a railroad line operated by the Wisconsin & Southern Railroad; thence S43°20'19"W along said Northwesterly right-of-way line, 133.46 feet to the Southwest line of said Lot Four (4); thence N43°56'17"W along said Southwest line, 254.68 feet to the Westerly most corner of said Lot Four (4), said point also lying on the Southeasterly right-of-way line of said W. Wilson Street; thence N46°10'51"E along said Southeasterly right-of-way line and the Northwesterly line of said Lot Four (4) and Lot Five (5), 133.16 feet to the point of beginning.

Containing 33,491 square feet or 0.769 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of The Moment Residences, LLC, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 23rd day of November, 2022

Signed: Michael S. Marty, P.L.S. No. S-2452

23 Nov 2022 - 7:55a M:\T Wall Enterprises LLC\210372_131 W Wilson St\CADD\210372_CSM.dwg by: mmar



FN: 210372
DATE: 11/23/2022
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
The Moment
Residences, LLC
attn: Terrence R. Wall
P.O. Box 620037
Middleton, WI 53562

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

SHEET
4 OF 5

CERTIFIED SURVEY MAP No.

PART OF LOT FOUR (4) AND PART OF LOT FIVE (5), BLOCK SEVENTY (70), ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

The Moment Residences, LLC, a Wisconsin limited liability company as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. The Moment Residences, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 202__.

By: *The Moment Residences, LLC*

By: Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC, its Manager

STATE OF WISCONSIN)
)ss
COUNTY OF DANE)

Personally came before me this _____ day of _____, 202__, Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, its Manager, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires: _____

CONSENT OF MORTGAGEE

State Bank of Cross Plains, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said State Bank of Cross Plains, has caused these presents to be signed by Jeff Schleis, its Vice President, at Madison, Wisconsin, on this _____ day of _____, 202____.

State Bank of Cross Plains

By: Jeff Schleis, Vice President of
State Bank of Cross Plains

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202____, Jeff Schleis, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

