



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 56839

File ID: 56839	File Type: Ordinance	Status: Recessed Public Hearing
Version: 1	Reference:	Controlling Body: PLAN COMMISSION
File Created Date : 07/30/2019		

File Name: Repealing Edgewood Campus Master Plan

Final Action:

Title: Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

Notes: 6255edgewoodmstr.plan

CC Agenda Date: 09/03/2019

Sponsors: Zachary Henak

Effective Date:

Attachments: Locator_Maps.pdf, Edgewood_letter.7.29.19, M_May_letter.7.12.19, 8/20/19_Letter_to_N_Wautier_from_CA_May.pdf, CA_May_Memo_to_PC.pdf, Public_Comments_PC_8-26-19.pdf, May-Lee_re Edgewood_ZBA_Appeal_08-21-19.pdf, 8-22-19_Memo_from_City_Attorney_&_Corr.pdf, Staff_Memo_08-26-19.pdf, Memo_to_Plan_Commission_JWS.pdf, Public_Comments_PC_10-28-19.pdf, Edgewood_protest_petition_08-26-19_Part1.pdf, Edgewood_protest_petition_08-26-19_Part2.pdf, 56839_Zoning_Protest_Petition_Memo_09-06-19.pdf, Elector_protest_petition_10.2.2019, Owner_protest_petition_10.2.2019, Boardman_Clark_memo_10-04-19.pdf, Ethan_response_to_EHS_sound_v2.pdf, EHS-TALASKE_Noise_Study_01-04-19.pdf, Noise_Assessment.pdf, Edgewood_Referral_Request_10-10-19.pdf, 56839 Zoning Protest Petition Memo_10-11-19.pdf

Enactment Number:

Author: John Strange

Hearing Date:

Entered by: dalthaus@cityofmadison.com

Published Date:

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Approval History

Version	Date	Approver	Action
1		Michael May	Approved as to Form
1		Brent Sloat	Approve

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office/Approval Group	07/30/2019	Referred for Introduction				
	Action Text:		This Ordinance was Referred for Introduction				
	Notes:		Plan Commission; Public Hearings: Plan Commission (8/26/19), Common Council (9/3/19)				
1	COMMON COUNCIL	08/06/2019	Referred for Public Hearing	PLAN COMMISSION	08/26/2019		
	Action Text:		This Ordinance was Referred for Public Hearing to the PLAN COMMISSION due back on 8/26/2019				
1	PLAN COMMISSION	08/26/2019	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	09/16/2019		Pass
	Action Text:		A motion was made by Heck, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 09/16/2019. The motion passed by the following vote:				
	Notes:		On a motion by Ald. Heck, seconded by Ald. Rummel, the Plan Commission recommended re-referral of the repeal to September 16, 2019 (October 1 Common Council). The motion to recommend re-referral passed on the following 5-3 vote: AYE: Ald. Heck, Ald. Lemmer, Ald. Rummel, Spencer, Zellers; NAY: Cantrell, Hagenow, Sundquist; EXCUSED: Rewey, Statz.				
			In recommending referral, members of the Plan Commission requested more information on the impacts of repeal, the relationship between repealing the master plan and the proposed changes to the CI zoning district (ID 56981), and the status of the agreements that governed the property before the property was zoned CI.				
			During discussion of Item 14, a motion by Ald. Heck, seconded by Ald. Rummel, to table the item to allow reconsideration of Item 10 (ID 56839) failed on the following 3-4 vote: AYE: Ald. Heck, Ald. Lemmer, Ald. Rummel; NAY: Cantrell, Hagenow, Spencer, Sundquist; EXCUSED: Rewey, Statz.				
			Ayes: 5 Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers and Kathleen L. Spencer				
			Noes: 3 Jason S. Hagenow; Eric W. Sundquist and Bradley A. Cantrell				
			Excused: 2 Michael W. Rewey and Andrew J. Statz				
1	COMMON COUNCIL	09/03/2019	Re-refer for Recessed Public Hearing	PLAN COMMISSION			Pass
	Action Text:		A motion was made by Bidar, seconded by Harrington-McKinney, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. There were 3 registrants in opposition to re-referral. The motion passed by the following vote:				
			Ayes: 14 Barbara Harrington-McKinney; Patrick W. Heck; Lindsay Lemmer; Michael E. Verveer; Shiva Bidar; Marsha A. Rummel; Donna V. Moreland; Avra Reddy; Syed Abbas; Tag Evers; Grant Foster; Rebecca Kemble; Keith Furman and Christian A. Albouras				

Noes: 5 Paul E. Skidmore; Zachary Henak; Sheri Carter; Michael J. Tierney and Samba Baldeh
Excused: 1 Arvina Martin
Non Voting: 1 Satya V. Rhodes-Conway

1 PLAN COMMISSION 10/14/2019 RECOMMEND TO 10/28/2019 Pass
COUNCIL TO
RE-REFER -
RECESSED PUBLIC
HEARING

Action Text: A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 10/28/2019. The motion passed by voice vote/other.

Notes: On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to recommend this item be referred to the October 28, 2019 meeting. That motion passed by voice vote/other.

1 COMMON COUNCIL 10/15/2019 Re-refer for PLAN 10/28/2019 Pass
Recessed Public COMMISSION
Hearing

Action Text: A motion was made by Bidar, seconded by Harrington-McKinney, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes:

1 PLAN COMMISSION 10/28/2019

Text of Legislative File 56839

Fiscal Note

No City appropriation required.

Title

Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

Body

DRAFTER'S ANALYSIS: Upon the effective date of the new zoning map in 2013, Edgewood College, Edgewood High School, and Edgewood Campus School (collectively referred to as "Edgewood"), were rezoned from the R2 Single-family Residence District to Campus-Institutional District Zoning (CI District) pursuant to Sec. 28.097, MGO. For institutions created prior to the effective date of this new zoning ordinance, including Edgewood, preparing a Campus Master Plan was an optional way to be regulated in the CI District. So, there are some CI District-zoned institutions that have Campus Master Plans and some that do not. Currently, Edgewood and the University of Wisconsin-Madison are the only two institutions zoned CI that have chosen to have a Campus Master Plan.

Edgewood's Campus Master Plan was adopted by zoning map amendment in 2014, ORD-14-00082 (Legistar File No. 33434). Under Sec. 28.097(2)(b), Edgewood's Campus Master Plan is effective for ten years. The conditions of approval were satisfied and final copies of the Master Plan provided on November 6, 2015. Thus, Edgewood's Master Plan will expire in 2025. However, Edgewood now wishes to terminate its Campus Master Plan. Thus, this ordinance repeals the ordinance that adopted Edgewood's Campus Master Plan. As a consequence of repealing its Master Plan, Edgewood would revert to the standard regulations of the CI District in the zoning code. This means, among other things, that Edgewood will lose the remaining development entitlements contained in the Campus Master Plan. Going forward, individual development proposals and changes that exceed 4,000 square feet in floor area within any five-year period shall require conditional use approval.

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The Common Council of the City of Madison do hereby ordain as follows:

Section 28.022 - 00117 of the Madison General Ordinances is hereby repealed.

EDITOR'S NOTE: Legistar File No. 33434, Section 28.022 - 00117 of the Madison General Ordinances reads as follows:

"WHEREAS Campus-Institutional (CI) District was established to recognize the City's major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards, and

WHEREAS Section 28.097(2) of the Zoning Code requires that any Campus Institutional District created after the effective date of this ordinance submit a Campus Master Plan, which shall be approved as part of a map amendment, and in the absence of said Plan, individual development proposals and changes that exceed 4,000 square feet in gross floor area within any 5-year period shall require conditional use approval, and

WHEREAS Edgewood College, Edgewood High School and Edgewood Campus School have submitted a Campus Master Plan to provide a regulatory framework for the combined Edgewood Campus and guide its future growth in coming years following approval by the Common Council following a recommendation by the Plan Commission,

BE IT THEREFORE ORDAINED by the Common Council of the City of Madison as follows:

Map Amendment 00117 of Section 28.022 of the Madison General Ordinances is hereby created to adopt a Campus-Institutional District Master Plan for the following described property:

Part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4 of Section Twenty-Two (22), part of the Fractional Northwest Quarter of Section Twenty-Seven (27) and part of Government Lot One (1) (being the Fraction East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Twenty-Eight (28), all in Town Seven (7) North, Range Nine (9) East, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the intersection of the West line of said section Twenty-Seven (27), and the center line of Monroe Street; thence North 48°30" East 948.75 feet; thence continuing North 46°30" East to the Northeasterly line of Edgewood Avenue as platted in the plat of Wingra Park; thence South 43°30" East along said Northeasterly line (being the Southwesterly line of the present Edgewood Avenue) and said line extended 602.46 feet more or less to the Northwesterly line of Jefferson Street; thence Southwesterly along said Northwesterly line to the Southwesterly line of Edgewood Avenue as platted in the plat of Wingra Park; thence South 43°15" East along said line 422.1 feet more or less to a point that is North 43°15" West along said line 247.9 feet from the center line of Vilas Avenue; thence South 46°45" West 229 feet; thence South 43°15" East 297.9 feet to the Northwesterly line of Park Drive; thence North 46°45" East along Park Drive 230.2 feet to the Southwesterly line of Edgewood Avenue; thence South 43°15" East to the shore line of Lake Wingra; thence Southwesterly along said shore line to the extended center line of Woodrow Street; thence Northwesterly along said extended center line 224 feet more or less to the center line of Park Drive; thence North 6°20" West along the center line of Woodrow Street 1511.55 feet to the center line of Monroe Street; thence Northwesterly along said center line 241 feet to the point of beginning. EXCEPTING therefrom those lands conveyed to the City of Madison by

instruments recorded March 17, 1925 as Document No. 445136 and recorded November 25, 1998 as Document No. 3050478. FURTHER EXCEPTING therefrom those lands conveyed by instrument recorded August 5, 1929 in Volume 343 of Deeds page 283 as Document No. 506363, AND together with lands lying between the meander line and ordinary high water mark of Lake Wingra, City of Madison, Dane County, Wisconsin, containing 2,454,000 square feet or 56.3 acres."