



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 33434**

<b>File ID:</b> 33434	<b>File Type:</b> Ordinance	<b>Status:</b> Passed
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> PLAN COMMISSION
<b>Lead Referral:</b> PLAN COMMISSION	<b>Cost:</b>	<b>File Created Date :</b> 03/13/2014
<b>File Name:</b> Rezone 2219 Monroe Street and 829-1000 Edgewood College Drive		<b>Final Action:</b> 04/08/2014

**Title:** Creating Section 28.022 -- 00117 of the Madison General Ordinances to adopt a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School, generally addressed as 2219 Monroe Street and 829-1000 Edgewood College Drive, 13th Aldermanic District, as an integral part of the Zoning Code.

**Notes:** 5504Edgewood  
Mayor Approval Date: 4/10/2014

**Code Sections:**

**CC Agenda Date:** 04/08/2014

**Indexes:**

**Agenda Number:**

**Sponsors:** Planning Division

**Effective Date:** 04/17/2014

**Attachments:** Edgewood Campus Master Plan\_01-22-14.pdf, TIA\_March 2014.pdf, Maps&Plans.pdf, Staff Comments.pdf, Comment 032414.pdf, Approval Letter.pdf

**Enactment Number:** ORD-14-00082

**Author:** John Strange

**Hearing Date:**

**Entered by:** smautz@cityofmadison.com

**Published Date:** 04/16/2014

### Approval History

Version	Date	Approver	Action
1	03/13/2014	Michael May	Approved as to Form
1	03/13/2014	Daniel Bohrod	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/13/2014	Referred for Introduction				
<b>Action Text:</b>		This Ordinance was Referred for Introduction					

**Notes:** Plan Commission; Public Hearings: Plan Commission 3/24/14, Common Council 4/8/14

1 COMMON COUNCIL 03/18/2014 Referred for Public Hearing PLAN COMMISSION 03/24/2014

**Action Text:** This Ordinance was Referred for Public Hearing to the PLAN COMMISSION

**Notes:**

1 PLAN COMMISSION 03/24/2014 RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING Pass

**Action Text:** A motion was made by Sundquist, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

**Notes:** On a motion by Sundquist, seconded by Cantrell, the Plan Commission recommended adoption of the Campus-Institutional District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School subject to the comments and conditions contained in the Plan Commission materials, and the following conditions:

- That references to Edgewood (Park & Pleasure) Drive b consistent in the master plan narrative and maps;
- That a table be included in the master plan body that details the number and location of parking stalls to be added or removed similar to the tables on page 22;
- That the actions steps/ recommendations be pulled into the body of the master plan from the appendix;
- That the Plan Commission representative and design/ planning experience references be removed from the neighborhood association representative vetting sub-section in Section 4.5 on page 61 of the plan body;
- As part of its action on the Campus Master Plan, the Plan Commission approved the composition of the Architectural Design Review Committee in Section 4.5 but clarified that they did not wish to approve the individual members of that group.

The recommendation to approve passed by voice vote/ other.

1 COMMON COUNCIL 04/08/2014 Adopt with Conditions and Close the Public Hearing Pass

**Action Text:** A motion was made by Schmidt, seconded by Clausius, to Adopt with Conditions and Close the Public Hearing. The motion passed by voice vote/other.

2 Registrants in support available to answer questions.

**Notes:**

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### Text of Legislative File 33434

#### Fiscal Note

No appropriation is required.

#### Title

Creating Section 28.022 -- 00117 of the Madison General Ordinances to adopt a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School, generally addressed as 2219 Monroe Street and 829-1000 Edgewood College Drive, 13th Aldermanic District, as an integral part of the Zoning Code.

#### Body

DRAFTER'S ANALYSIS: The Campus-Institutional (CI) district in the new Zoning Code was created to provide a zoning district for the City's major educational and medical institutions, many of which were identified on the Generalized Future Land Use Maps in the Comprehensive Plan in either the Campus or Special Institutional districts. Edgewood, which includes Edgewood College, Edgewood High School and Edgewood Campus School, has submitted a campus

master plan for approval to guide the future growth of the "Edgewood Campus" in coming years.

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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.

