



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: August 26, 2019

SUBJECT: ID [56839](#) – 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.

On July 31, 2019, Edgewood College, Edgewood High School and Edgewood Campus School (collectively referred to as “Edgewood”) jointly filed a request seeking repeal of the campus master plan approved by the Common Council for the shared 55-acre campus on April 8, 2014 by Ordinance 14-00082. Their request is attached, as is a letter to Edgewood representatives dated July 12, 2019 from City Attorney Michael May regarding the CI (Campus-Institutional) zoning district master plan. Ordinance ID 56839 to repeal the master plan was introduced at the August 6, 2019 Council meeting; Ald. Zachary Henak is the sponsor of the ordinance.

The Edgewood campus was rezoned from the R2 Single-family Residence District under the 1966 Zoning Code to the CI district upon the effective date of the 2013 Zoning Code. The uses, bulk requirements and standards for the CI district are outlined in Section 28.097 of the code, as is the process for adopting a master plan to guide the uses in and development of CI-zoned campuses. In order to rezone into the CI district after the effective date of the 2013 code, a master plan is required, which is approved for a ten-year period. For institutions in existence prior to the effective date of the new code, including Edgewood, preparing a campus master plan is an optional way to be regulated in the CI district. Currently, Edgewood and the University of Wisconsin-Madison are the only two CI-zoned institutions that have chosen to have a campus master plan approved by the Common Council. Other CI-zoned institutions, including the four high school campuses in the Madison Metropolitan School District and Madison College–Truax, have not pursued Council-approved campus master plans to date.

The campus master plan is a voluntary framework that previously established CI-zoned institutions may pursue to guide the uses and development of their property instead of pursuing conditional use approval whenever construction of 4,000 square feet or more of floor area is contemplated on a campus in a five-year period. As it is voluntary for a CI-zoned institution like Edgewood to request approval of a master plan for its campus, staff believes that is also possible to ask to no longer be governed by a master plan. If the repeal request is approved, the Edgewood campus will be subject to the provisions in Section 28.097 of the Zoning Code.

The request to repeal the master plan is subject to the process and standards for zoning map amendments in Section 28.182 of the Zoning Code. As such, a Class 2 notice for this request has been published in the Wisconsin State Journal, and notices were mailed to property owners and occupants within 200 feet of the Edgewood campus.

In closing, the Planning Division believes that the Plan Commission may find the standards for zoning map amendments met and recommend approval of the request to repeal the Edgewood Campus Master Plan to the Common Council. As the proposed ordinance repeals the previous land use approval granted in 2014 and any conditions of same and effectively returns the Edgewood campus to the status it had prior to April 8, 2014, staff does not believe that conditions of approval may be placed on the pending repeal request.