



Legislation Details (With Text)

File #: 56839 **Version:** 1 **Name:** Repealing Edgewood Campus Master Plan

Type: Ordinance **Status:** Passed

File created: 7/30/2019 **In control:** PLAN COMMISSION

On agenda: 1/7/2020 **Final action:** 1/7/2020

Enactment date: 1/17/2020 **Enactment #:** ORD-20-00010

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.

Sponsors: Zachary Henak, Sheri Carter, Paul E. Skidmore

Indexes:

Code sections:

Attachments: 1. Locator_Maps.pdf, 2. 56839_Resolution.pdf, 3. Edgewood_letter.7.29.19, 4. M._May_letter.7.12.19, 5. 8/20/19_Letter_to_N._Wautier_from_CA_May.pdf, 6. CA_May_Memo_to_PC.pdf, 7. Public_Comments_PC_8-26-19.pdf, 8. May-Lee_re Edgewood_ZBA_Appeal_08-21-19.pdf, 9. 8-22-19_Memo_from_City_Attorney_& Corr.pdf, 10. Staff_Memo_08-26-19.pdf, 11. Memo_to_Plan_Commission_JWS_08-26-19.pdf, 12. Public_Comments_PC_11-11-19.pdf, 13. Edgewood_protest_petition_08-26-19_Part1.pdf, 14. Edgewood_protest_petition_08-26-19_Part2.pdf, 15. Zoning_protest_petition_Memo_09-06-19.pdf, 16. Edgewood_Stipulation_9-17-19.pdf, 17. Elector_protest_petition_10.2.2019, 18. Owner_protest_petition_10.2.2019, 19. Boardman_Clark_memo_10-04-19.pdf, 20. Ethan_response_to_EHS_sound_v2.pdf, 21. EHS-TALASKE_Noise_Study_01-04-19.pdf, 22. Noise_Assessment.pdf, 23. Edgewood_Referral_Request_10-10-19.pdf, 24. Zoning_Protest_Petition_Memo_10-11-19.pdf, 25. Staff_Comments_10-28-19.pdf, 26. Edgewood_Referral_Request_10-24-19.pdf, 27. ACA_Strange_Memo_11-11-19.pdf, 28. Edgewood_Campus_Joint_Statement_11-05-19.pdf, 29. Edgewood_game_exhibit_11-11-19PC.pdf, 30. Edgewood_Rebuttal_12-04-19.pdf, 31. Public_Comments_12-09-19.pdf, 32. Evers PC handout_12-04-19.pdf, 33. Registrants_1_082619.pdf, 34. Registrants_2_082619.pdf, 35. Registrants_3_082619.pdf, 36. Public_Comments_PC_082619.pdf, 37. Registrants_011119.pdf, 38. Registrants_120919.pdf, 39. 2020 01 06 Edgewood Campus Master Plan letter to Plan Commission.pdf, 40. 1.7.2020 Edgewood College Msg to CC.pdf, 41. 1.7.2020 M Guns Speaker Notes.pdf, 42. 1.7.2020 The Master Plan Works handout.pdf

Date	Ver.	Action By	Action	Result
1/7/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
12/9/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING	Pass
11/19/2019	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
11/11/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
11/5/2019	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
10/28/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
10/15/2019	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
10/14/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass

9/3/2019	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
8/26/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
8/6/2019	1	COMMON COUNCIL	Referred for Public Hearing	
7/30/2019	1	Attorney's Office/Approval Group	Referred for Introduction	

No City appropriation required.

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.

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.

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."