



Project Address: 1000 Edgewood College Drive (855 Woodrow Street)
Application Type: Certificate of Appropriateness for alterations to a landmark site (work without approval)
Legistar File ID # [32523](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Edgewood College, Inc./Susan Serrault

Requested Action/Proposal Summary: The Applicant is requesting a Certificate of Appropriateness for the alteration of the designated landmark site. Work was done without approval.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located on the Edgewood College Campus overlooking Lake Wingra. The property is also listed on the National Register.

Relevant Landmarks Ordinance Sections:

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts

- a. Every person in charge of an improvement on a landmark site or in a Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(5)(b)6. In addition to any other penalty provided in this section, should an owner or person in charge of a landmark, landmark site or structure within an Historic District reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an Historic District or cause or permit any such work to be performed upon such property without first obtaining a Certificate of Appropriateness from the Landmarks Commission or its designee or should such reconstruction, alteration or other work be performed in violation of the conditions of a lawfully granted Certificate of Appropriateness, the Landmarks Commission, after reviewing such reconstruction, alteration or other work, may order it removed if it does not comply with the requirements of Section 33.19(5)(b)4. above or may order such renovation as is necessary to make it comply with Section 33.19(5)(b)4.

Analysis and Conclusion

The Edgewood College Mound Group consists of a group of 12 (15) mounds. There are 7 conical mounds located along Edgewood Drive which parallels the lakeshore. The other mounds are located in and around other buildings and along paths on the property.

For more information on the burial mounds, please refer to the landmark nomination form and the “*Native American Mounds in Madison and Dane County*” booklet as published by the City of Madison and the Wisconsin Historical Society in 1996.

One of the conical mounds was recently damaged by work on the Edgewood Campus. Staff contacted the property owner to explain that this action needed to be formally reviewed by the Landmarks Commission. Because the damage has already been done, it is difficult to fit this request into a typical review process. According to conversations with the applicants and the State, staff understands that Edgewood will work with the State to comply with the Burial Law Statute and have the mound reconstructed by an Archaeologist with oversight by the State.

Recommendation

Because the standards for granting a Certificate of Appropriateness for the destruction of a significant element of a landmark site cannot be met and because the damage occurred without proper approvals, staff suggests that the Landmarks Commission deny a Certificate of Appropriateness of the original damage, but approve a Certificate of Appropriateness for the reconstruction that is described in the submission materials in accordance with 33.19(5)(b)6. with the following condition of approval:

1. The property owner shall have an entire site survey completed showing topography and locations of all buildings, paving, underground utilities, burial mounds, structures, elements and improvements on the landmark site. This site survey shall become the site plan of record for the property that is provided to all consultants and contractors hired by Edgewood and their sub-consultants. The property owner shall have the site plan recorded at the Register of Deeds Office, the City of Madison Planning Division, and the Wisconsin Historical Society within 4 months of the date of the issuance of the Certificate of Appropriateness. Failure to comply with this condition of approval may result in legal action.