



**Project Addresses:** 7901 E Buckeye Road  
**Application Type:** Demolition Permit  
**Legistar File ID #** [81266](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

**Summary**

**Applicant & Property Owner:** John Welch and Alex Thomas, Dane County Dept. of Waste and Renewables; 1919 Alliant Energy Center Way; Madison.

**Requested Actions:** Consideration of a demolition permit to demolish a two-story commercial building at 7901 E Buckeye Road.

**Proposal Summary:** Dane County is requesting approval of a demolition permit to raze the two-story commercial building formerly occupied by the “Country Corners” tavern. The building straddles the City of Madison boundary, with approximately two-thirds of the building located in the Town of Cottage Grove on a parcel addressed as 3737 CTH AB; the remainder of the building is located in the City on a triangularly shaped 0.3-acre (13,068 square-foot) parcel addressed as 7901 E Buckeye Road.

The subject site was attached to the City as part of the South Phased Attachment of the Town of Blooming Grove, which took effect on December 28, 2020 consistent with the City’s 2006 cooperative plan with Blooming Grove.

The application materials indicates that demolition will commence as soon as all regulatory approvals have been granted, with completion of demolition activities anticipated 60 days thereafter.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards for demolition permits met and **approve** demolition of the two-story commercial building at 7901 E Buckeye Road subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

**Background Information**

**Parcel Location:** The former tavern occupies three parcels and approximately 40,000 square feet (0.92 acres) of land located at the southwestern corner of E Buckeye Road/CTH AB and Femrite Drive: 7901 and 7905 E Buckeye Road in the City of Madison, and 3737 CTH AB in the Town of Cottage Grove. The City parcels are located in Alder District 16 (Currie) and the McFarland Area School District, while the parcel in the Town is located in the Monona-Grove School District.

**Existing Conditions and Land Use:** The building to be demolished is located on the 7901 E Buckeye and 3737 CTH AB parcels, with surface parking located on the remainder of the three parcels. The City parcels are zoned CC-T (Commercial Corridor–Transitional District) [the County parcel is zoned HAM-M (Hamlet Mixed-Use District)].

**Surrounding Land Uses and Zoning:** The subject site is bordered on the west and southwest by County-owned land associated with the adjacent Rodefeld Landfill, zoned CN (Conservancy District) and PD in the City. The County also owns a single-family residence south of the tavern parking lot at 3725 CTH AB in the Town of Cottage Grove. Land to the north across E Buckeye Road is predominantly agricultural in character in A (Agricultural District) zoning in the City, with a scattering of single-family homes in SR-C1 (Suburban Residential–Consistent 1 District) zoning. Lands to the east across CTH AB are located in the Town, and include Hope Lutheran Church and cemetery on the southeastern corner of Femrite Drive and CTH AB, with agricultural lands further to the east.

**Adopted Land Use Plans:** The 2018 [Comprehensive Plan](#) and 2017/2022 [Yahara Hills Neighborhood Development Plan](#) recommend the subject parcel and adjacent County-owned parcels developed with the vacant tavern for General Commercial (GC), with the surrounding landfill-related open space recommended for Park and Open Space (P).

**Environmental Corridor Status:** The property is not located in the Central Urban Service Area and are not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is located outside the Central Urban Service Area and cannot be served by City of Madison water or sanitary sewer at the present time. The [Yahara Hills Neighborhood Development Plan](#) includes the subject site in development phase B and suggests that the property may be served by a sanitary force main and lift station that directs sewage to gravity mains west of the site near Meier Road. The site is also located outside the current Metro Transit service area.

## Project Description, Analysis & Conclusion

Dane County is requesting approval of a demolition permit to allow a two-story commercial building located at the southwestern corner of E Buckeye Road/CTH AB and Femrite Drive to be demolished. The building was most recently the “Country Corners” tavern. The building straddles the boundary between the City of Madison and Town of Cottage Grove and is surrounded by surface parking. Dane County estimates that the structure is approximately 4,800 square feet in area, with approximately 30% of that space located in the City on the parcel addressed as 7901 E Buckeye Road, and the remaining space located in the Town of Cottage Grove on a parcel addressed as 3737 CTH AB. Neither the County or City have information on the year of construction. Photos of the interior and exterior of the building are included in the materials attached to the legislative file. Following demolition, the site will be graded and seeded.

In order to approve a demolition request, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards for demolition approval state that the Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.

The demolition of the building was reviewed at the November 6, 2023 Landmarks Commission. The Landmarks Commission voted to recommend to the Plan Commission that the building has no known historic value.

The Planning Division has no information otherwise to suggest that the proposed demolition would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved. In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for the proposed demolition may be found in the 'Recommendation' section of the report.

Note: Any conditions of approval imposed by the Plan Commission on the proposed demolition shall only apply to the portion of the building located on the City parcel at 7901 E Buckeye Road; the remainder of the building is subject to regulations of the Town of Cottage Grove and Dane County zoning.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards for demolition permits met and **approve** demolition of the two-story commercial building at 7901 E Buckeye Road subject to input at the public hearing and the conditions from reviewing agencies that follow:

#### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. Based on Wisconsin Department of Natural Resources (WDNR) BRRS record #03-13-002832 COUNTRY CORNERS, the property may contain residual petroleum contamination from a former tank. If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.
2. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plan approval.
3. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
4. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
5. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

**City Engineering Division – Mapping Section** (Contact Julius Smith, (608) 264-9276)

6. The site plan/ demolition plan shall include all lot/ownership lines, existing building locations, demolitions, driveways, sidewalks (public and/or private), existing and proposed site conditions such as the site being seeded or paved over with gravel, existing and proposed utility termination locations and any landscaping.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

This agency has reviewed the request and recommended no conditions of approval.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

7. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
8. Approval of the demolition permit will require the removal of all structures including the principal commercial building. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed the request and recommended no conditions of approval.

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

This agency has reviewed the request and recommended no conditions of approval.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed the request and recommended no conditions of approval.

**Forestry Section** (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed the request and recommended no conditions of approval.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed the request and recommended no conditions of approval.

**Parking Division** (Contact Trent W. Schultz, (608) 246-5806)

This agency has reviewed the request and recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development.