

Dane County Rezone Petition

Application Date	Petition Number
11/03/2025	DCPREZ-2025-12233
Public Hearing Date	
1/27/2026	

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME EAST KOSHKONONG CEMETERY ASSOCIATION	PHONE (with Area Code) (608) 469-8452	AGENT NAME MICHAEL D. RUMPF	PHONE (with Area Code) (608) 423-3254		
BILLING ADDRESS (Number & Street) 454 E CHURCH ROAD	ADDRESS (Number & Street) PO BOX 1				
(City, State, Zip) CAMBRIDGE, WI 53523	(City, State, Zip) Cambridge, WI 53523				
E-MAIL ADDRESS	E-MAIL ADDRESS				
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
454 E Church Road					
TOWNSHIP CHRISTIANA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-263-8030-4		0612-263-8500-5			
REASON FOR REZONE					

EXPANDING THE CEMETERY AND CREATING A SEPARATE LOT FOR THE CHURCH BUILDINGS

Church lot parcels: 0612-263-9610-0, 0612-263-9000-8, 0612-263-9021-3, and 0612-263-8840-4

Olson farm parcels: 0612-263-8500-5, 0612-263-8030-4, and 0612-274-8010-5

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	1.2
FP-1 Farmland Preservation District	RM-8 Rural Mixed-Use District	2.0
RM-8 Rural Mixed-Use District	HAM-R Hamlet Residential District	2.9
FP-1 Farmland Preservation District	FP-35 Farmland Preservation District	34.35

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: _____

COMMENTS: TAX PARCEL 061227480105 (OLSON FARM) MUST ALSO BE REZONED TO FP-35 WITH THIS PETITION, FOR ZONING COMPLIANCE.

DATE: _____

Dane County Rezone Petition

Application Date	Petition Number
10/24/2025	DCPREZ-2025-12233
Public Hearing Date	
1/27/2026	

OWNER INFORMATION		AGENT INFORMATION					
OWNER NAME EAST KOSHKONONG CEMETERY ASSOCIATION	PHONE (with Area Code) (608) 469-8452	AGENT NAME MICHAEL D. RUMPF	PHONE (with Area Code) (608) 423-3254				
BILLING ADDRESS (Number & Street) 454 E CHURCH ROAD		ADDRESS (Number & Street) PO BOX 1 Cambridge, WI 53523					
(City, State, Zip) CAMBRIDGE, WI 53523		Cambridge, WI 53523					
E-MAIL ADDRESS laneslily@hotmail.com		E-MAIL ADDRESS mrumpf@rumpflaw.com					
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2					
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE					
454 E Church Road							
TOWNSHIP CHRISTIANA	SECTION 26	TOWNSHIP	SECTION				
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED					
0612-263-8030-4		0612-263-8500-5					
REASON FOR REZONE							
EXPANDING THE CEMETERY AND CREATING A SEPARATE LOT FOR THE CHURCH BUILDINGS							
Church lot parcels: 0612-263-9610-0, 0612-263-9000-8, 0612-263-9021-3, and 0612-263-8840-4							
FROM DISTRICT:		TO DISTRICT:		ACRES			
FP-35 Farmland Preservation District		RM-8 Rural Mixed-Use District		1.2			
FP-1 Farmland Preservation District		RM-8 Rural Mixed-Use District		2.0			
RM-8 Rural Mixed-Use District		HAM-R Hamlet Residential District		2.9			
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)	
Applicant Initials_____		Applicant Initials_____				Applicant Initials_____	PRINT NAME:
					DATE:		



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	East Koshkonong Cemetery Assn	Agent Name:	Michael D. Rumpf
Address (Number & Street):	454 E Church Road	Address (Number & Street):	PO Box 1
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	Cambridge, WI 53523
Email Address:	laneslilly@hotmail.com	Email Address:	mrumpf@rumpflaw.com
Phone#:	608-469-8452	Phone#:	608-423-3254

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	see attached
Section:	26	Property Address or Location:	East Church Road

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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See attached

The cemetery is purchasing 3.2 acres from the adjacent landowner to expand the cemetery area. The expansion area will need to be rezoned to RM-8 to match the existing cemetery zoning. A lot will then be created to separate the cemetery from the church. The church will have its own separate lot. The church lot will need to be rezoned to HAM-R to bring the property into compliance with current zoning regulations. The westernmost parcel of the Olson property will need to be rezoned to FP-35 to maintain compliance of the farm with current zoning regulations.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35 and FP1	RM8	3.2 +/-
RM8	RM8	8.5 +/-
RM8	HAM-R	2.9 +/-

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

10/23/25
Date

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

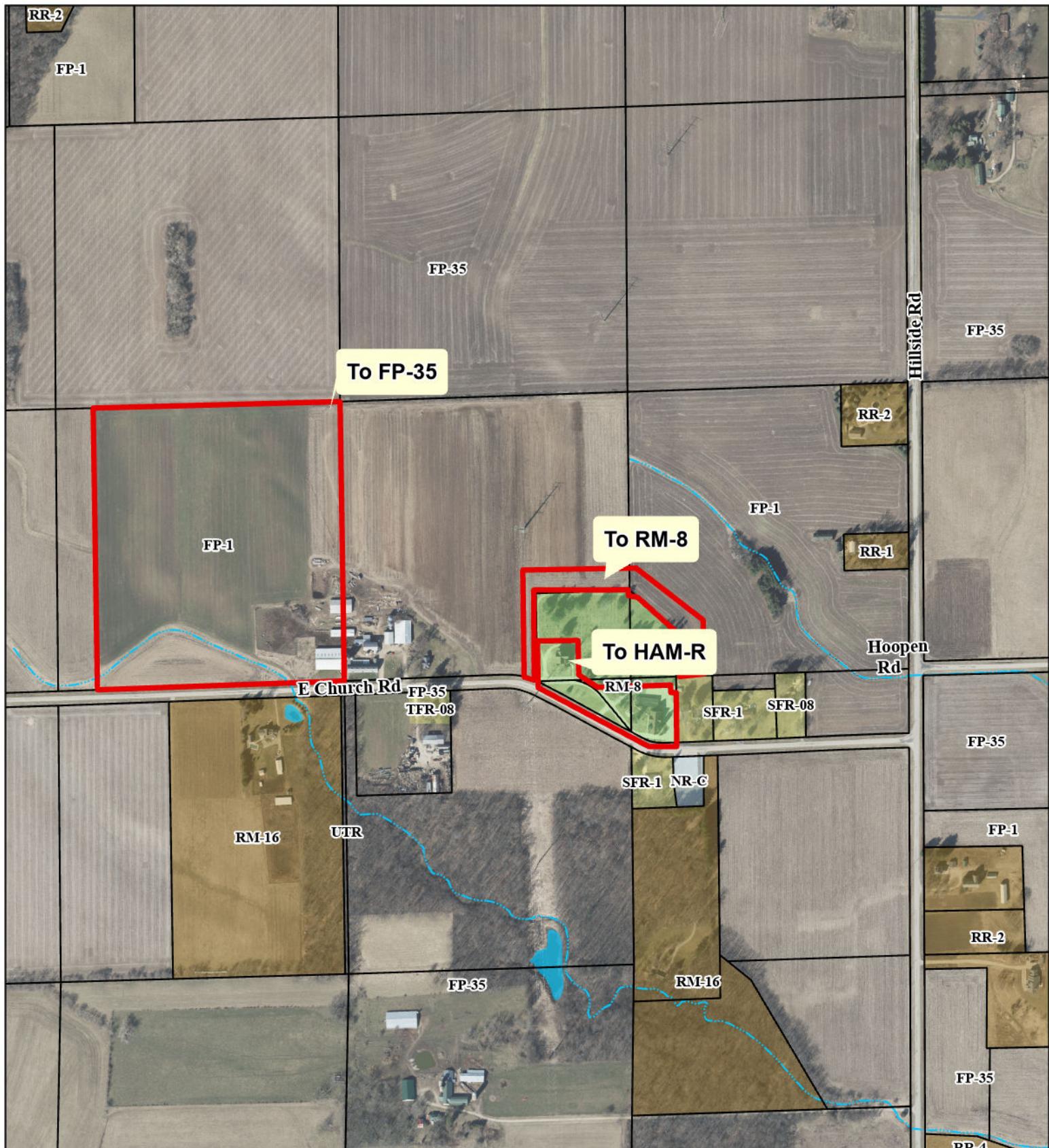
- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	A&D Farms Partnership and Allen and Jane Olson
Address (Number & Street):	510 E. Church Road
Address (City, State, Zip):	Cambridge, WI 53523
Email Address:	j.olson@litewire.com
Phone Number:	608-698-7234



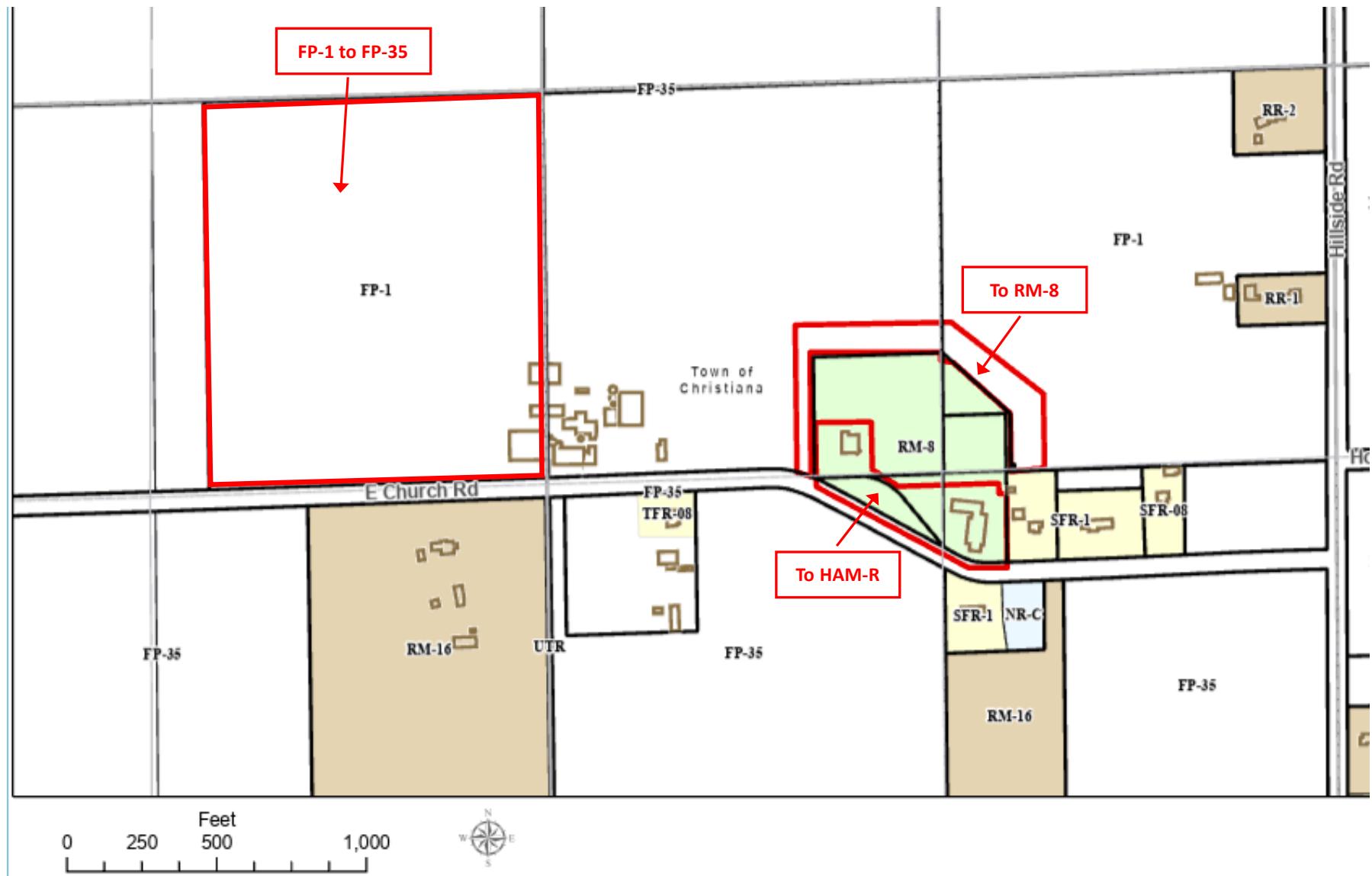
■ Proposed Zoning Boundary

■ Tax Parcel Boundary



0 375 750 1,500
Feet

**Rezone 12233
EAST KOSHKONONG
CEMETERY ASSOCIATION**



REZONE APPLICATION ATTACHMENT

OWNER: As to proposed Lot 2, CSM - East Koshkonong Lutheran Church Cemetery Association, referred to as Cemetery and as to proposed Lot 1, CSM – The East Koshkonong Lutheran Church, referred to as Church. (see attached ownership interests of Church parcels)

OWNER: Of land to be conveyed to the East Koshkonong Lutheran Church Cemetery, the owners are Allen and Jane Olson and A&D Olson Partnership, referred to as Olson.

Applicant/Agent: Michael D. Rumpf

Parcel Numbers: Church and Cemetery owns parcels 016/0612-263-9021-3; 016/0612-263-8840-4; 016/0612-263-8220-4; 016/0612-263-8230-2; 016/0612-263-9000-8; 016/0612-263-9610-0; and 016/0612-263-9595-0.

Olson owns parcels 016/0612-263-8500-5 and 016/0612-263-8030-4

Existing Zoning: 0612-263-8500-5 - FP35 and 0612-263-8030-4 - FP1

016/0612-263-9021-3; 016/0612-263-8840-4; 016/0612-263-8220-4; 016/0612-263-8230-2; 016/0612-263-9000-8; 016/0612-263-9610-0; and 016/0612-263-9595-0 – RM8

Requested Zoning: 0612-263-8500-5 - FP35 – request change to RM8 with conditional use to cemetery and 0612-263-8030-4 - FP1 - request change to RM8 with conditional use to cemetery. These lands, once conveyed, will be part of Proposed Lot 2.

Proposed Lot 2 as set forth on the attached map and attached legal description will remain RM8 however a conditional use application will be submitted for use as a cemetery.

Proposed Lot 1 as set forth on the attached map and attached legal description – request zoning classification change from RM8 to HAM-R

Reason for the Request and Supplemental Information

The East Koshkonong Lutheran Cemetery is currently located on parcel numbers 016/0612-263-8840-4, 016/0612-263-8220-4, 016/0612-263-8230-2 and 016/0612-263-9000-8 and has been in existence since 1860, if not before. East Koshkonong Lutheran Cemetery desires to acquire adjacent agricultural land for future expansion.

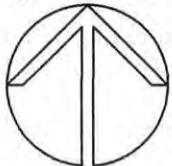
In order to accomplish the expansion of the cemetery, a two lot Certified Survey Map is being prepared with Lot 2 being the attached real estate together with the existing Cemetery and Lot 1 being the existing Churches.

OTHER ITEMS:

1. See attached copy of the proposed Preliminary Survey.
2. Legal descriptions for the parcels.

Preliminary Certified Survey Map

/ Parts of the SW 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, and the SE 1/4 of the SW 1/4, all in Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin



County Coordinate System

Part of the SW ¼ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 26; thence N00°36'04"W, 1315.79 feet to the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence N88°04'09"E along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 831.57 feet; thence N00°41'41"W, 23.48 feet to the North line of East Church Road and the point of beginning; thence continue N00°41'41"W, 491.21 feet; thence N88°04'14"E, 520.06 feet; thence S50°29'20"E, 389.30 feet; thence S00°39'04"E, 256.98 feet to the South line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$;

thence S88°04'14"W, 110.03 feet; thence N00°39'04"W, 208.70 feet; thence N50°29'20"W, 255.22 feet; thence S89°20'58"W, 31.61 feet; thence N00°39'04"W, 27.39 feet; thence S88°04'14"W, 431.00 feet; thence S00°35'42"E, 404.71 feet to the North line of East Church Road; thence Northwesterly along said North line, 50 feet more or less to the point of beginning.

to the point of beginning.
Containing 3.2 acres more or less.

Wisconsin Mapping, LLC

surveying and mapping services

Dwg. No. 6360-c-25 Date 8/28/2025
Sheet 1 of 1 rev. 9/17/25
Document No. _____
C.S.M. No. V. P.

FP-35 and FP-1 to RM-8

East Koshkonong Rezone Area (Olson lands)

Part of the Southwest $\frac{1}{4}$ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 26; thence North 00 degrees 36 minutes 04 seconds West, 1315.79 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 88 degrees 04 minutes 09 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 831.57 feet; thence North 00 degrees 41 minutes 41 seconds West, 23.48 feet to the North line of East Church Road and the point of beginning; thence continue North 00 degrees 41 minutes 41 seconds West, 491.21 feet; thence North 88 degrees 04 minutes 14 seconds East, 520.06 feet; thence South 50 degrees 29 minutes 20 seconds East, 389.30 feet; thence South 00 degrees 39 minutes 04 seconds East, 256.98 feet to the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South 88 degrees 04 minutes 14 seconds West, 110.03 feet; thence North 00 degrees 39 minutes 04 seconds West, 208.70 feet; thence North 50 degrees 29 minutes 20 seconds West, 255.22 feet; thence South 89 degrees 20 minutes 58 seconds West, 31.61 feet; thence North 00 degrees 39 minutes 04 seconds West, 27.39 feet; thence South 88 degrees 04 minutes 14 seconds West, 431.00 feet; thence South 00 degrees 35 minutes 42 seconds East, 404.71 feet to the North line of East Church Road; thence Northwesterly along said North line, 50 feet more or less to the point of beginning. Containing 3.2 acres more or less.

Lot 1

Part of the Southwest ¼ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 26; thence North 00 degrees 36 minutes 04 seconds West, 1315.79 feet to the Southwest corner of the Northwest ¼ of the Southwest ¼; thence North 88 degrees 04 minutes 09 seconds East along the South line of said ¼ - ¼, 831.57 feet; thence North 00 degrees 41 minutes 41 seconds West, 23.48 feet to the North line of East Church Road and the point of beginning; thence continue North 00 degrees 41 minutes 41 seconds West, 491.21 feet; thence North 88 degrees 04 minutes 14 seconds East, 520.06 feet; thence South 50 degrees 29 minutes 20 seconds East, 389.30 feet; thence South 00 degrees 39 minutes 04 seconds East, 256.98 feet to the South line of the Northeast ¼ of the Southwest ¼; thence South 88 degrees 04 minutes 14 seconds West, 110.03 feet; thence South 00 degrees 39 minutes 04 seconds East, 46.95 feet; thence East, 12 feet, thence South, 24 feet; thence West, 52 feet; thence North, 34 feet; thence South 88 degrees 07 minutes 56 seconds West, 336.00 feet; thence North 61 degrees 37 minutes 53 seconds West, 103.38 feet; thence North 01 degrees 33 minutes 35 seconds West, 156.64 feet; thence South 88 degrees 04 minutes 15 seconds West, 176.93 feet; thence South 02 degrees 44 minutes 18 seconds East, 229.31 feet to the North line of East Church Road; thence Northwesterly along said North line, 97.66 feet to the point of beginning.

Containing 8.5 acres more or less.

RM-8 to HAM-R

Lot 2

Part of the Southwest $\frac{1}{4}$ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 26; thence North 00 degrees 36 minutes 04 seconds West, 1315.79 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 88 degrees 04 minutes 09 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 831.57 feet; thence North 00 degrees 41 minutes 41 seconds West, 23.48 feet to the North line of East Church Road; thence Southeasterly along said North line, 97.66 feet to the point of beginning; thence South 61 degrees 20 minutes 15 seconds East along said line, 509.52 feet; thence Easterly along the arc of a 217 foot radius curve to the left, 116 feet; thence North 87 degrees 44 minutes 25 seconds East, 46 feet; thence North 01 degrees 00 minutes 26 seconds West, 231 feet; thence West, 24 feet; thence North, 34 feet; thence South 88 degrees 07 minutes 56 seconds West, 336.00 feet; thence North 61 degrees 37 minutes 53 seconds West, 103.38 feet; thence North 01 degrees 33 minutes 35 seconds West, 156.64 feet; thence South 88 degrees 04 minutes 15 seconds West, 176.93 feet; thence South 02 degrees 44 minutes 18 seconds East, 229.31 feet to the point of beginning. Containing 2.9 acres more or less.

FP-35 and FP-1 to RM-8

Part of the Southwest $\frac{1}{4}$ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 26; thence North 00 degrees 36 minutes 04 seconds West, 1315.79 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 88 degrees 04 minutes 09 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 831.57 feet; thence North 00 degrees 41 minutes 41 seconds West, 23.48 feet to the North line of East Church Road and the point of beginning; thence continue North 00 degrees 41 minutes 41 seconds West, 491.21 feet; thence North 88 degrees 04 minutes 14 seconds East, 520.06 feet; thence South 50 degrees 29 minutes 20 seconds East, 389.30 feet; thence South 00 degrees 39 minutes 04 seconds East, 256.98 feet to the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South 88 degrees 04 minutes 14 seconds West, 110.03 feet; thence North 00 degrees 39 minutes 04 seconds West, 208.70 feet; thence North 50 degrees 29 minutes 20 seconds West, 255.22 feet; thence South 89 degrees 20 minutes 58 seconds West, 31.61 feet; thence North 00 degrees 39 minutes 04 seconds West, 27.39 feet; thence South 88 degrees 04 minutes 14 seconds West, 431.00 feet; thence South 00 degrees 35 minutes 42 seconds East, 404.71 feet to the North line of East Church Road; thence Northwesterly along said North line, 50 feet more or less to the point of beginning. Containing 3.2 acres more or less.

RM-8 to HAM-R

Part of the Southwest $\frac{1}{4}$ of Section 26, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 26; thence North 00 degrees 36 minutes 04 seconds West, 1315.79 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 88 degrees 04 minutes 09 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 831.57 feet; thence North 00 degrees 41 minutes 41 seconds West, 23.48 feet to the North line of East Church Road; thence Southeasterly along said North line, 97.66 feet to the point of beginning; thence South 61 degrees 20 minutes 15 seconds East along said line, 509.52 feet; thence Easterly along the arc of a 217 foot radius curve to the left, 116 feet; thence North 87 degrees 44 minutes 25 seconds East, 46 feet; thence North 01 degrees 00 minutes 26 seconds West, 231 feet; thence West, 24 feet; thence North, 34 feet; thence South 88 degrees 07 minutes 56 seconds West, 336.00 feet; thence North 61 degrees 37 minutes 53 seconds West, 103.38 feet; thence North 01 degrees 33 minutes 35 seconds West, 156.64 feet; thence South 88 degrees 04 minutes 15 seconds West, 176.93 feet; thence South 02 degrees 44 minutes 18 seconds East, 229.31 feet to the point of beginning. Containing 2.9 acres more or less.

FP-1 to FP-35

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin. Tax parcel 0612-274-8010-5.