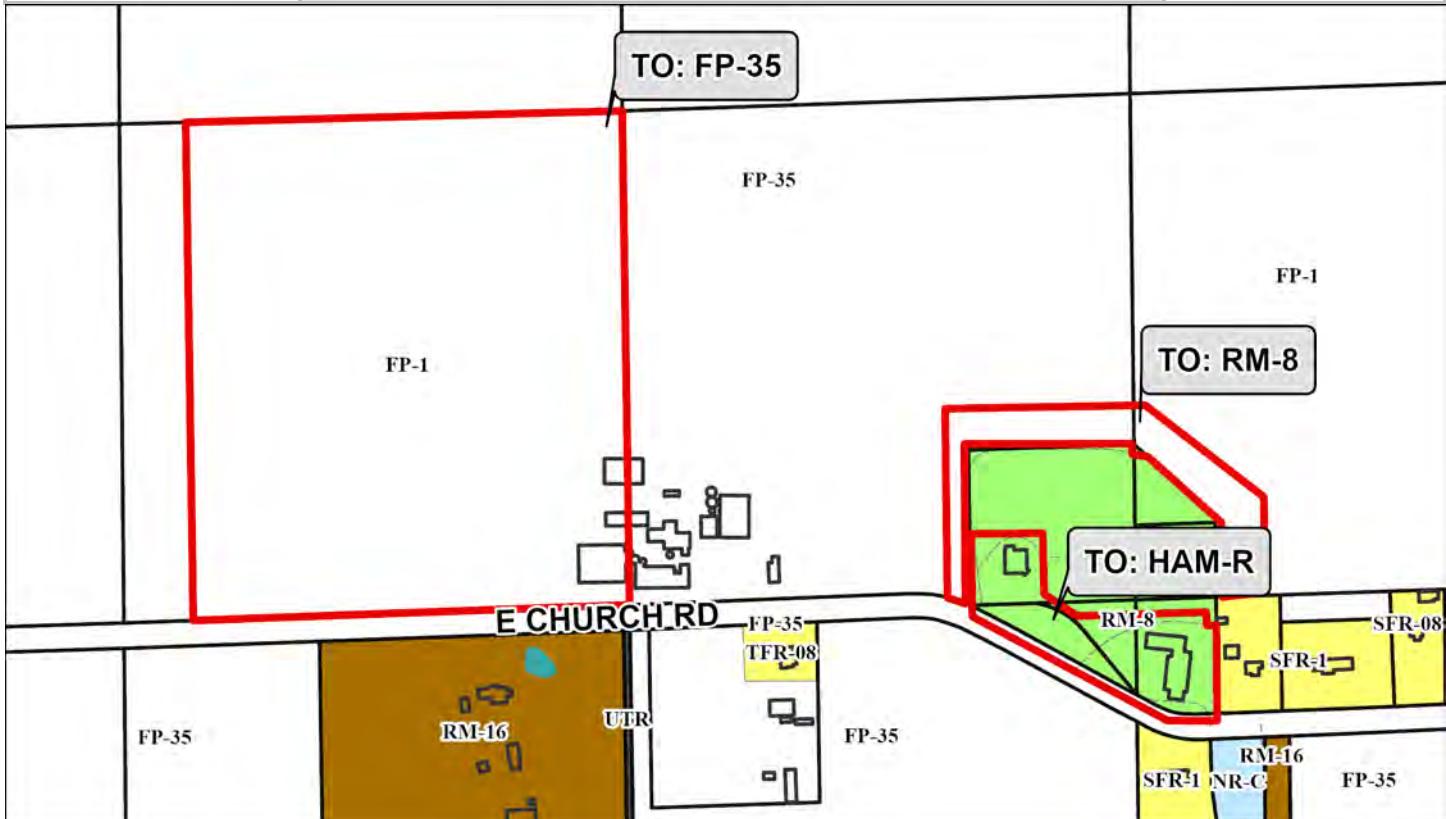


Staff Report  Zoning & Land Regulation Committee	Public Hearing: January 27, 2026 <u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District and FP-1 Farmland Preservation District TO RM-8 Rural Mixed-Use District; RM-8 Rural Mixed-Use District TO HAM-R Hamlet Residential District; and FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District <u>Size:</u> 1.2,2.0,2.9,34.35 Acres <u>Survey Required:</u> Yes <u>Reason for the request:</u> Expanding the cemetery and creating a separate lot for the church buildings	Petition 12233 <u>Town, Section:</u> CHRISTIANA, Section 26
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DESCRIPTION: The East Koshkonong Cemetery Association is purchasing 3.2 acres from the neighboring Olson farm in order to expand the cemetery. The property currently contains two historic churches dating back to the 1840s, and a cemetery, located on multiple tax parcels. A two-lot certified survey map (CSM) would be recorded to create an 8.5-acre Lot 1 for the cemetery a 2.9-acre Lot 2 for the churches. (Note: The application contains an incorrect reference to lot numbers in one place.)

This rezone petition requests RM-8 zoning for the cemetery expansion, and HAM-R zoning for the church lot. In addition, the western parcel of the Olson farm would be rezoned from FP-1 to FP-35, to ensure that the farm land conforms to zoning regulations upon completion of the proposed rezone and land purchase.

OBSERVATIONS: The proposed lots appear to meet county ordinance requirements including land use, public road frontage, and building setbacks from lot lines. The HAM-R zoning will bring the church property into compliance with current zoning regulations, because HAM-R allows for institutional, religious or nonprofit community uses as a permitted use, and the existing buildings will meet building setback requirements.

The property is subject to the Village of Rockdale extraterritorial jurisdiction (ETJ) for the land division review. In addition, Wis Stats [157](#) will require a cemetery plat to be recorded. Cemeteries established prior to April 30, 1887 are able to be expanded under this statute.

The cemetery property contains a small shed, which appeared to be located on the neighboring residential property (444 E. Church Road) upon initial review. After review of several property deeds, the County Surveyor determined that the parcel maps were incorrect, stemming largely from a poorly written tax parcel description that did not match the deeds of record. County staff has corrected the county parcel maps to show the Zahn property's north line to be south of the shed, and extending the 16 ft wide strip and the 12 x 24 ft parcel down to the shed where they should be.

COMPREHENSIVE PLAN: This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. The proposed zoning requests would accommodate expansion of the historic Koshkonong church property and provide zoning compliance for the church and parsonage. A related conditional use permit request under [CUP #2691](#) would accommodate the cemetery expansion. The proposal would not result in any substantive land use change and continues the longstanding religious uses. This proposal is consistent with the comprehensive plan's goals, objectives of policies related to existing land uses.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental features on or within 300 feet of the subject property being rezoned.

TOWN ACTION: The Town Board recommends approval, with no conditions specified.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicants recording the CSM and a new cemetery plat.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.