

Staff Report



Zoning & Land Regulation Committee

Public Hearing: **March 24, 2026**

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO RE Recreational District

Size: **25 Acres**

Survey Required: **No**

Reason for the request:

Update the zoning district of the property in order to update a conditional use permit for the existing cemetery.

Petition 12252

Town, Section:

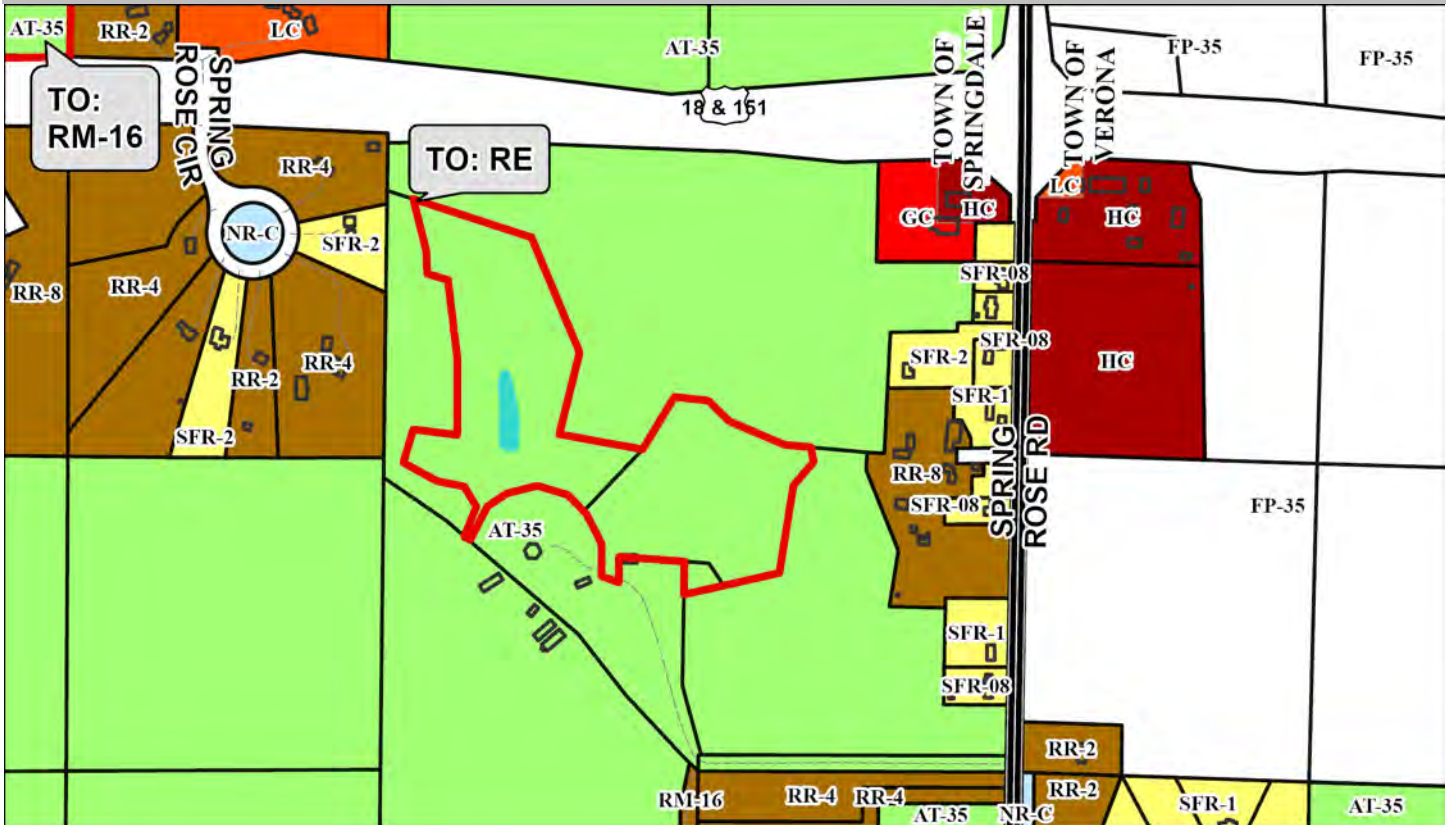
SPRINGDALE, Section 24

Applicant:

LINDA & GENE FARLEY CENTER

Address:

2299 SPRING ROAD ROAD



DESCRIPTION: The Linda and Gene Farley Center for Peace, Justice, and Sustainability would like to update and amend their existing conditional use permit for the Natural Path Sanctuary cemetery that was established in 2010. The cemetery is an existing use, established under the old zoning ordinance when the property was zoned A-1 Agricultural. When the zoning code was overhauled and new districts were adopted in 2019, the property was zoned AT-35. This inadvertently made the cemetery a nonconforming use, because cemeteries are not listed as an allowable land use in the AT-35 zoning district. (Staff notes this was not necessarily an intentional omission in the AT-35 district.) The applicant is petitioning for RE Recreation zoning to enable action on the new [CUP petition #2697](#), which would modify some of the conditions placed on the cemetery. The CUP is being reviewed separately from this rezone request.

OBSERVATIONS: The 25-acre area already designated on site for the cemetery use would not change with this proposal. The existing use would be brought into compliance with the zoning code. Cemeteries are not a permitted or conditional use in the AT-35 district; they are listed as a conditional use that can be permitted under RE zoning.

COMPREHENSIVE PLAN: This petition is under the town’s agricultural transition zoning and is subject to the land use policies related to that designation. The town does not use the State Farmland Preservation program. This petition does not propose changes to land use or development. As such, the proposal is consistent with the goals, objectives of policies of the comprehensive plan. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: Approval of this zoning change will not impact natural resources or trigger resource protection.

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

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions.

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