

# Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/12/2025	DCPCUP-2025-02691
Public Hearing Date	
01/27/2026	

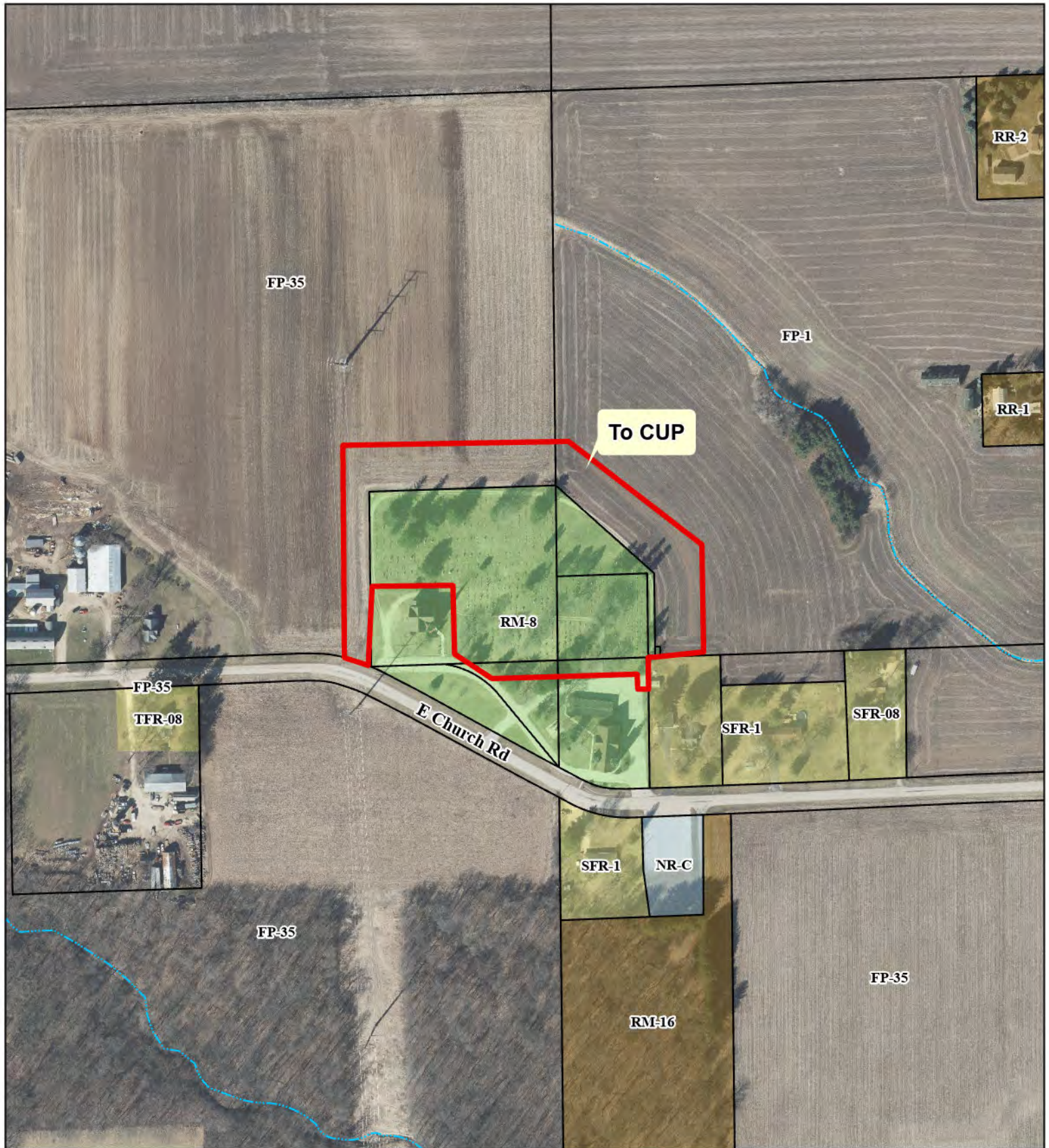
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FIRST KOSHKONONG CHURCH	Phone with Area Code (608) 469-8452	AGENT NAME MICHAEL RUMPF	Phone with Area Code (608) 423-3254
BILLING ADDRESS (Number, Street) 454 E CHURCH RD		ADDRESS (Number, Street) PO BOX 1	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
454 E. Church Rd				-	
TOWNSHIP CHRISTIANA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-263-9610-0		0612-263-8220-4 (see list for add'l		0612-263-8230-2	

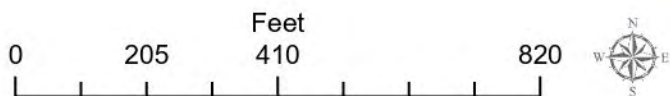
CUP DESCRIPTION
Expand existing cemetery

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.233(3)	8.5

COMMENTS: OWNERSHIP QUESTIONS FOR THE LAND CONTAINING THE CEMETERY SHED (CURRENTLY ON PARCEL 061226395852) MUST BE RESOLVED PRIOR TO ISSUANCE OF C.U.P.	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  _____
			<b>PRINT NAME:</b>  _____
			<b>DATE:</b>  _____



# **CUP 2691** **FIRST KOSHKONONG CHURCH**



- Proposed Zoning Boundary
- Tax Parcel Boundary
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee





**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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	East Koshkonong Cemetery	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

### SITE INFORMATION

Township:	Christiana	Parcel Number(s):	see attached
Section:	26	Property Address or Location:	454 E. Church Road
Existing Zoning:	RM8	Proposed Zoning:	RM8
CUP Code Section(s):	10.233(3)		

### DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Cemetery	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: See attached	

### GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: 

Date: 10/24/25

**CONDITIONAL USE APPLICATION ATTACHMENT  
(11/10/2025)**

**OWNER:** As to proposed Lot1, CSM - East Koshkonong Lutheran Church Cemetery Association, referred to as Cemetery, will need a conditional use permit.

**OWNER:** Of land to be conveyed to the East Koshkonong Lutheran Church Cemetery 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 Parts of these parcels are included in proposed Lot 1, CSM.

Proposed Lot 1 is zoned RM8 – will remain RM8 – subject to a conditional use permit to allow a cemetery.

**Requested Conditional Use:** Proposed Lot 1 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.

**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 1 being the attached real estate together with the existing Cemetery and Lot 2 being the existing Churches.

**OTHER ITEMS:**

1. A rezone application has been filed with Dane County and Town of Christiana.

2. See attached copy of the proposed Preliminary Survey.
3. See attached copy of proposed Preliminary Survey with yellow highlight showing the roads and access to the Cemetery. The land being conveyed from Olson will be for burial sites with no improvements and no additional roadways.
4. Legal descriptions for the parcels.



## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Applicant has prepared a CSM for the planned expansion of the cemetery and desires to clean up for East Koshkonong Church. Use will not change and the continued operation of the properties present no danger to the community.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The use of the properties have not changed since prior to 1900.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Expansion of the cemetery will no impede development in this area.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Use of existing utilities and access roads will not change.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Will use existing ingress and egress.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The cemetery and church will conform.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

yes

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: Expansion of the cemetery. The cemetery has been in existence for more than 100 years and there is no reasonable alternative for expansion.

• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Cemetery is requesting a minimum amount of farmland for expansion.

• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

The Olsons will continue to farm their real estate.

• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

The Olsons will continue to farm.

• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

There will be no damage to land until graves are dug.

## WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

The use will not change. Proposed Lot 2 will remain a cemetery. Proposed Lot 1 will remain the churches.

Lot 1 RWH

Lot 2 RWH

List the proposed days and hours of operation.

The cemetery is open at all times. However used only during the daylight house. The church is perdominatly open on Sundays various

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

1 for the cemetery and 3 for the churches.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

none

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

none

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

none

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

Churches have a septic system

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

weekly trash pick up.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

no increase from the present use

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

none

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

nothing will change

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

signage will not change

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Proposed Lot 2 is being used as a cemetery - Proposed Lot 1 is being used as churches.

Lot 1 RWH

Lot 2 RWH

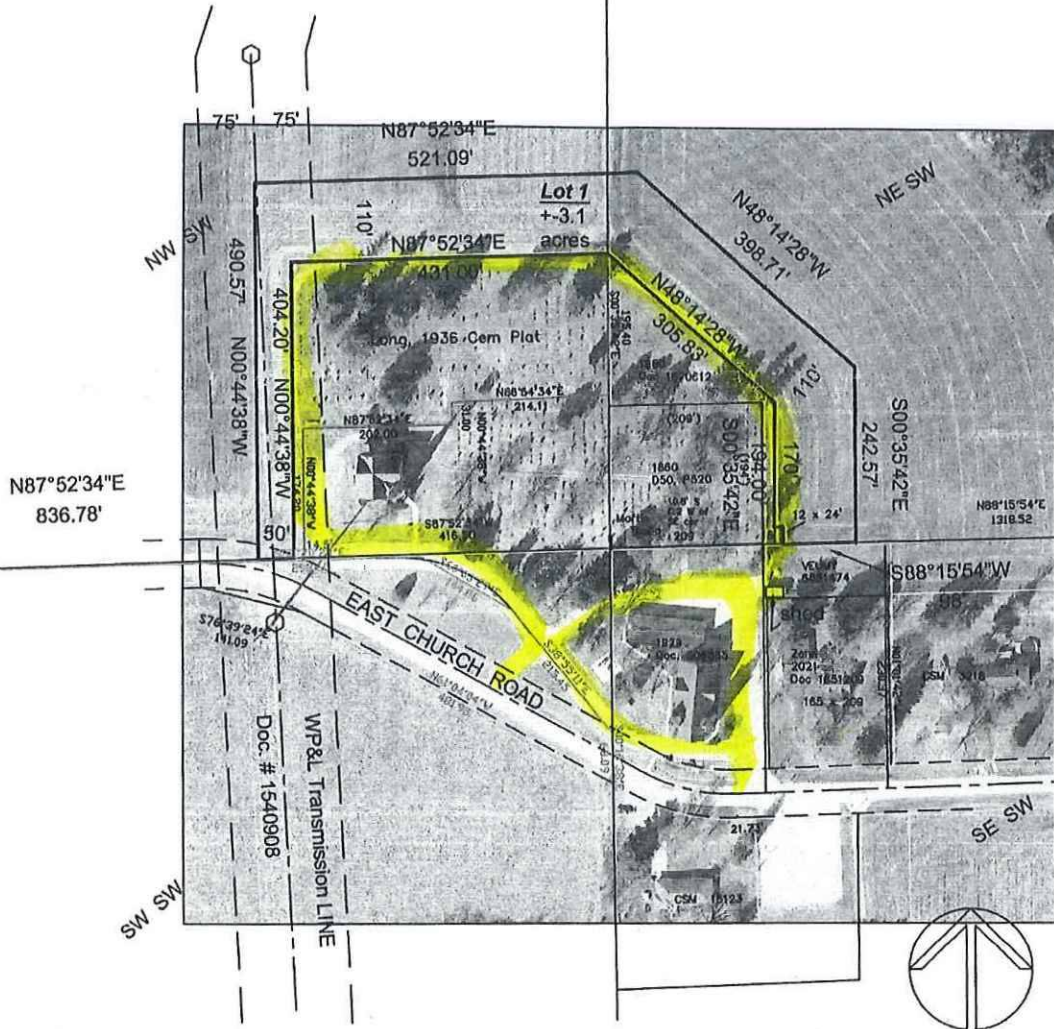
Briefly describe the current uses of surrounding properties in the neighborhood.

residential and agricultural

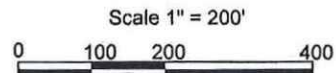


# Preliminary Certified Survey Map

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



Part of the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4, all in 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°52'14\"W, 1315.86 feet to the Southwest corner of the NW 1/4 of the SW 1/4; thence N87°52'34\"E along the South line of said 1/4 - 1/4, 836.78 feet to the point of beginning; thence N00°44'38\"W, 490.57 feet; thence N87°52'34\"E, 521.09 feet; thence S48°14'28\"E, 298.71 feet; thence S00°35'42\"E, 242.57 feet to the South line of the NE 1/4 of the SW 1/4; thence S88°15'54\"W, 98 feet; thence North 00°35'42\"W, 24 feet; thence S88°15'54\"W, 12 feet; thence N00°35'42\"W, 170 feet; thence N48°14'28\"W, 305.83 feet; thence S87°52'34\"W, 431.00 feet; thence S00°44'38\"E, 404.20 feet to the South line of the NW 1/4 of the SW 1/4; thence S87°52'34\"W, 50 feet to the point of beginning. Containing 3.1 acres more or less.



**Wisconsin Mapping, LLC**

\* *surveying and mapping services*

306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No.  
Sheet

6360-25 Date 2/17/2025  
of

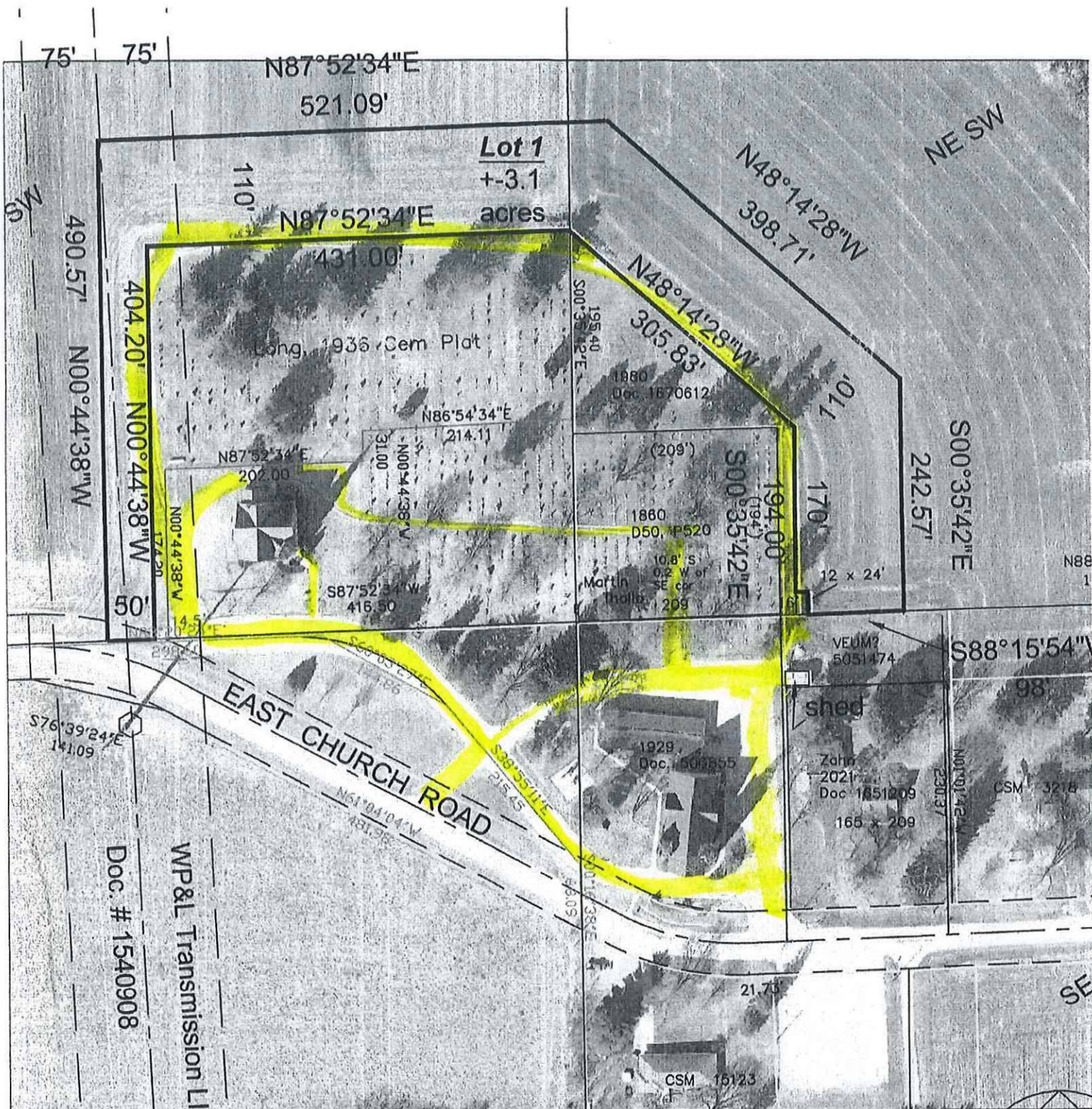
Document No.

C.S.M. No.

V.

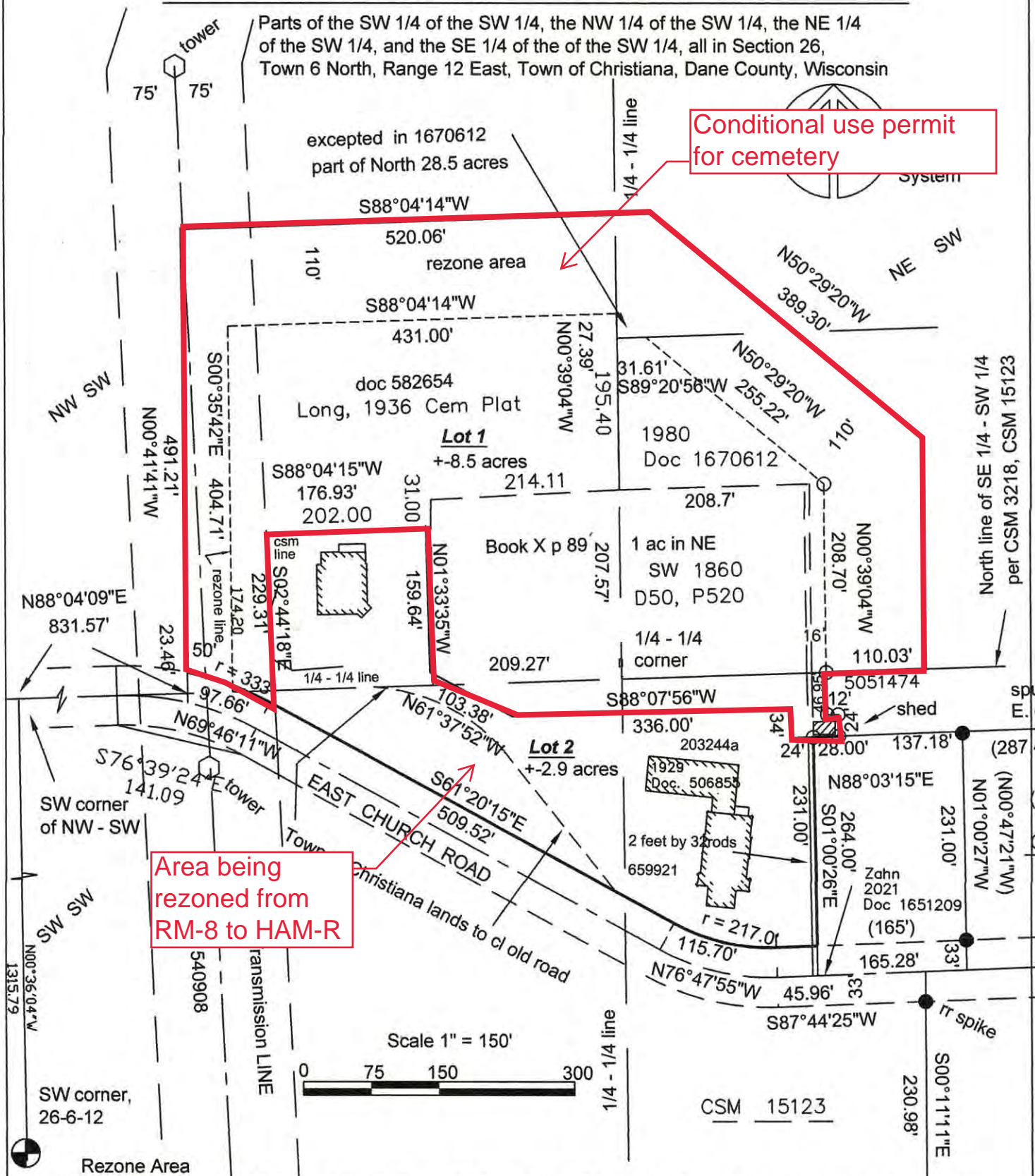
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# ***Preliminary Certified Survey Map***



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 ¼ of the SW ¼; thence N88°04'09"E along the South line of said ¼ - ¼, 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 ¼ of the SW ¼;  
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.

Containing 3.2 acres more or less.

**Wisconsin Mapping, LLC**

\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

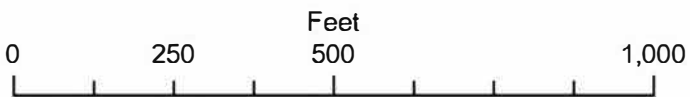
Dwg. No.	6360-c-25	Date	8/28/2025
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Sheet 1 of 1 rev. 9/17/25

Document No. \_\_\_\_\_

C.S.M. No.	V.	P.
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**CUP 2691**  
**East Koshkonong Cemetery**



Lot 1

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 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.



## **CUP 2691 Legal Description**

(proposed Lot 1)

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 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.