

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/18/2026	DCPCUP-2026-02718
Public Hearing Date	
08/25/2026	

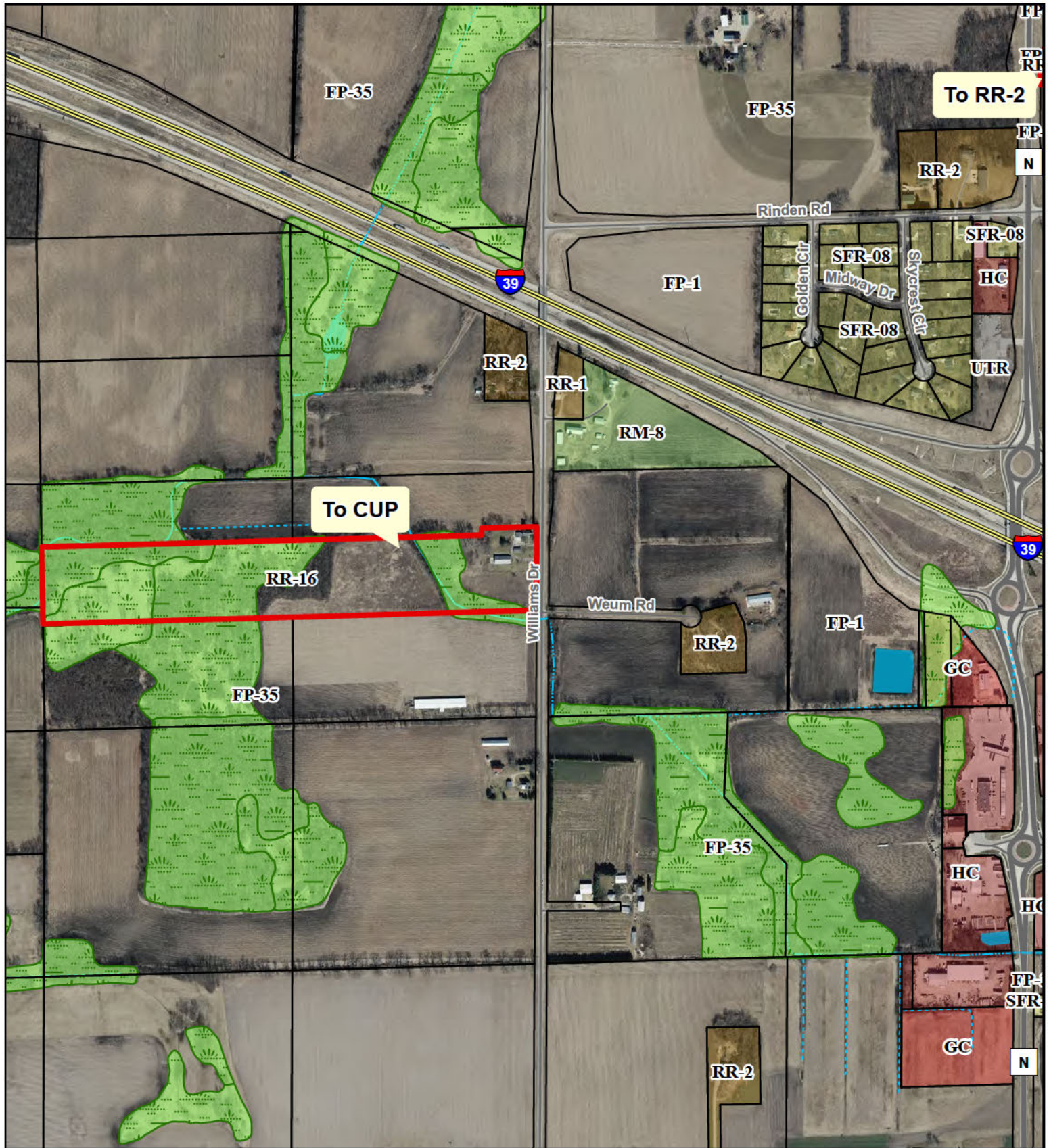
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIA LEGACY LLC	Phone with Area Code (608) 217-7754	AGENT NAME SCHOLZ NONPROFIT LAW	Phone with Area Code (608) 268-0076
BILLING ADDRESS (Number, Street) 7000 STATE HIGHWAY 19		ADDRESS (Number, Street) 612 W MAIN ST SUITE 301	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2825 WILLIAMS DR					
TOWNSHIP PLEASANT SPRINGS	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-081-9170-5		---		---	

CUP DESCRIPTION
NONPROFIT COMMUNITY USE

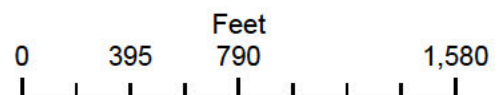
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.245(3)(g)	25.5

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
☐ Yes ☐ No	HJH3	
Applicant Initials _____		



- | | |
|-------------------------|---------------------------------------|
| Proposed Zoning | Heavy Commercial |
| Municipal Boundary | Residential |
| Tax Parcel | Rural Residential and Rural Mixed Use |
| Zoning District | |
| Farmland Preservation | Special Use |
| Agricultural Transition | Wetland Class Area |
| Commercial | |

CUP 2718
DIA LEGACY LLC





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:	Dia Legacy LLC	Agent Name:	Haley Swanson, Scholz Nonprofit Law
Address (Number & Street):	7000 Highway 19	Address (Number & Street):	612 W Main Street, Suite 301
Address (City, State, Zip):	Waunakee, WI 53589	Address (City, State, Zip):	Madison, WI 53703
Email Address:		Email Address:	
Phone#:	608-217-7754	Phone#:	608 268 0076

SITE INFORMATION			
Township:	Pleasant Springs	Parcel Number(s):	046/0611-081-9170-5
Section:	08	Property Address or Location:	2825 Williams Drive, Stoughton, WI 53589
Existing Zoning:	RR-16	Proposed Zoning:	CUP Code Section(s): 10.245(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): Governmental, institutional, religious, or nonprofit community uses	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional use: Moving Mountains is a nonstock corporation recognized as exempt from taxation under Section 501(c)(3) and is the sole member of Dia Legacy LLC. Moving Mountains hopes to utilize the property to support community gatherings at its detached barn and surrounding land that promote healing, empowerment, and transformation.	

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.

☐ Complete attached information sheet for standards	☐ Site Plan drawn to scale	☐ Detailed operational plan	☐ Written legal description of boundaries	☐ Detailed written statement of intent	☐ Application fee (non-refundable), 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: July J. Lee, Agent

Date: May 21, 2026

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.

See Exhibit A, as attached.

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.

See Exhibit A, as attached.

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.

See Exhibit A, as attached.

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

See Exhibit A, as attached.

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.

See Exhibit A, as attached.

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

See Exhibit A, as attached.

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

See Exhibit A, as attached.

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:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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. See Exhibit B, attached.
List the proposed days and hours of operation. See Exhibit B, attached.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time. See Exhibit B, attached.
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. See Exhibit B, attached.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. See Exhibit B, attached.
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. See Exhibit B, attached.
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. See Exhibit B, attached.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials. See Exhibit B, attached.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. See Exhibit B, attached.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures. See Exhibit B, attached.
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. See Exhibit B, attached.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800. See Exhibit B, attached.
Briefly describe the current use(s) of the property on which the conditional use is proposed. See Exhibit B, attached.
Briefly describe the current uses of surrounding properties in the neighborhood. See Exhibit B, attached.

Exhibit A

Standards for Conditional Use Permits

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.*
 - a. The proposed use of the detached barn and associated property (the "Barn") is limited in scale and designed to operate in a manner that protects public health, safety, and neighborhood character. The Barn may periodically host community retreats or cultural gatherings and celebrations associated with cultural, nonprofit or educational purposes. A diagram of the Barn is attached to this Application as Exhibit F.
 - b. All activities will remain low-intensity and non-commercial in character.
 - i. Retreats will be limited in size and duration so as not to create impacts beyond those typical of normal residential use.
 - ii. Cultural gatherings and celebrations held in the Barn will accommodate no more than 100 people.
 - iii. All events will conclude by 10 PM, and any exclusively outdoor event will conclude by sundown. Adequate parking for up to 32 cars on the property, sanitation, and building safety standards will be maintained in compliance with all applicable codes and regulations. A diagram of parking on the property is attached to this Application as Exhibit E.
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.*
 - a. No commercial events or other high-impact uses are proposed. Gatherings will be small to medium in size, seasonal in nature, and limited to the warmer months of May through October. The rural setting of the property, surrounded by its own fields, provides natural distance buffering that minimizes any potential impact on neighboring land.
 - b. No outdoor amplified sound will be used, no permanent structures or alterations are proposed, and all waste and sanitation will be managed through contracted services. Vehicle traffic will be contained entirely on-site, with 32 dedicated parking spaces and separate ingress and egress points.
 - c. The proposed use is further limited exclusively to groups affiliated with the mission and purpose of Moving Mountains, Inc., ensuring a controlled and consistent user base.
 - d. Property maintenance, landscaping, lighting, parking management, and overall stewardship will be conducted at a standard consistent with or exceeding neighboring residential properties.

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.*

- a. The proposed conditional use will not impede the normal and orderly development or improvement of surrounding properties. The use involves no permanent construction, no alterations to the Barn, and no changes to the land itself. The seasonal and temporary nature of the use ensures that the property remains consistent with its current character and does not introduce any elements that would conflict with or constrain the development potential of neighboring parcels.

All activities are self-contained within the boundaries of the property, with no anticipated spillover of traffic, noise, waste, or other impacts onto surrounding land. The proposed use is low-intensity and limited in scope, and therefore presents no barrier to the orderly development and improvement of permitted uses in the surrounding district.

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

- a. The Barn has existing electrical service sufficient to support the intended gatherings. Access to water or restroom facilities will be met through contracted rental services arranged for each event.
- b. Access to the property is provided via an established gravel road, which is appropriate and sufficient for the anticipated volume of standard passenger vehicle traffic. The low-intensity, seasonal nature of the use, with a maximum of 32 vehicles per event, is well within the capacity of the existing access road and is not expected to cause deterioration or require improvement.
- c. No additional utilities, drainage improvements, or site modifications are proposed or deemed necessary to safely and effectively accommodate the conditional use as described.

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.*

- a. The property will feature separate and clearly designated points of ingress and egress, allowing for the safe and efficient flow of vehicles entering and exiting the site without creating backups or conflicts on adjacent public roadways. Signage for said ingress and egress has been ordered and will be installed before July 2026. The anticipated volume of traffic is minimal, with a maximum of 32 standard passenger vehicles per event. Given the seasonal and event-based nature of the use, traffic will not be a daily occurrence. All parking is contained entirely on-site, and no street parking will be utilized at any time.

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

- a. The proposed conditional use will comply with all applicable zoning, building, health, safety, and operational regulations governing properties within the district.

Approval of the conditional use permit will ensure that the use remains subject to ongoing regulatory oversight and compliance.

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

Exhibit B

Written Statement of Intent and Operations Plan

1. *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.*

- a. The proposed conditional use is a seasonal community gathering space operated by Owner's parent, Moving Mountains, Inc. (the "Organization"), a Wisconsin nonstock corporation recognized as exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, whose mission is to provide leaders and organizations with space, resources, and support to reflect, create, organize, and achieve gender justice. The proposed use will function like a place of worship or community sanctuary. Although not grounded in any single faith tradition, it will offer a welcoming, values-aligned environment that meets community members where they are in their lives. The property will not be rented to external groups that are not mission-aligned with Moving Mountains. The property may be used for short term rentals for community retreats or cultural gatherings and celebrations associated with mission-aligned cultural, nonprofit or educational purposes.

The gathering space is located at 2825 Williams Drive, Stoughton, WI 53589. Events will be held within an existing barn structure (the "Barn") measuring approximately 85 feet by 35 feet (2,975 square feet), which provides sufficient capacity for gatherings of up to 100 attendees. Additionally, some programming including gardening activities and outdoor events will take place on the surrounding grounds. The Barn does not include permanent restroom facilities. Portable restroom units will be rented and brought on-site as needed for each event. No property improvements, construction, or permanent alterations are proposed.

The use is strictly seasonal, operating during the warmer months of the year, generally spanning May through October, for a maximum of six months per year. The Barn and proposed use will not involve any commercial activity. Access is limited exclusively to groups and individuals affiliated with the mission and purpose of Moving Mountains, Inc., ensuring that all gatherings remain consistent with the organization's values and intended community benefit.

2. *List the proposed days and hours of operations.*
 - a. Weekdays and Weekends, May – October, for events running no later than 10 PM. Any outdoor activities will conclude before sundown.
3. *List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.*
 - a. No full-time or on-site employees are required for operation. Property management, cleaning, and maintenance will occur on an as-needed basis.
 - i. Full-time equivalents: 0
 - ii. Maximum personnel on site at one time (excluding guests): Typically 1–2 service providers for cleaning or maintenance.

4. *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.*
 - a. The proposed use is not anticipated to generate significant noise, odors, dust, soot, runoff, or pollution. No outdoor amplified sound or speakers will be used at any events. The property is surrounded by its own fields, which provides substantial natural distance buffering, largely mitigating any noise impact to neighboring properties.

Runoff and land use impacts are not expected to exceed those consistent with existing agricultural and farm use of the property. Waste management for larger events will be handled through contracted rental services, including portable restroom facilities.

Overall, small to medium seasonal gatherings in a rural setting is expected to have minimal impact on neighboring properties or the surrounding environment.

5. *Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.*
 - a. No materials are proposed to be stored outside. Outdoor activities will be limited to gardening events and programming, which will take place exclusively during daytime hours.
6. *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.*
 - a. No new construction or land-disturbing activity is currently proposed.
7. *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.

- a. The Barn does not include permanent restroom facilities; portable restrooms will be rented and brought on-site as needed for each event. No livestock or domestic animal boarding is associated with the conditional use.

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

- a. Trash, solid waste, and recyclable materials will be managed through contracted services arranged for each individual event. No permanent waste management facilities are proposed on the property.

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

- a. Please refer to the attached site map for a visual representation of traffic flow and parking layout on the property.

The property features separate designated points of ingress and egress. On-site parking accommodates up to 32 standard passenger vehicles. No commercial, heavy, or oversized vehicles are expected. No street parking will be utilized at any time. A capacity of 32 parking spaces is sufficient to support gatherings of up to 100 attendees, as carpooling is consistent with the community-oriented nature of the events. An average of 3-4 attendees per vehicle is a reasonable and conservative estimate for this type of gathering.

Although the seasonal nature of the use (May through October) significantly limits the likelihood of winter weather impacts, a snow removal plan will be maintained to ensure parking access is preserved in the event of inclement weather.

No road improvements or intersection modifications are proposed or anticipated to be necessary.

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

- a. No hazardous, toxic, or explosive materials will be stored or used on site other than ordinary household cleaning supplies maintained in typical residential quantities. No special spill containment or pollution control measures are required beyond normal residential practices.

11. *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.*

- a. Existing exterior lighting will be used for safety and visibility. Lighting is downward-directed and limited in intensity to avoid glare or light trespass onto neighboring properties. No commercial-scale lighting is proposed.

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

- a. No new signage is proposed. Any future signage will comply with Dane County sign regulations.

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

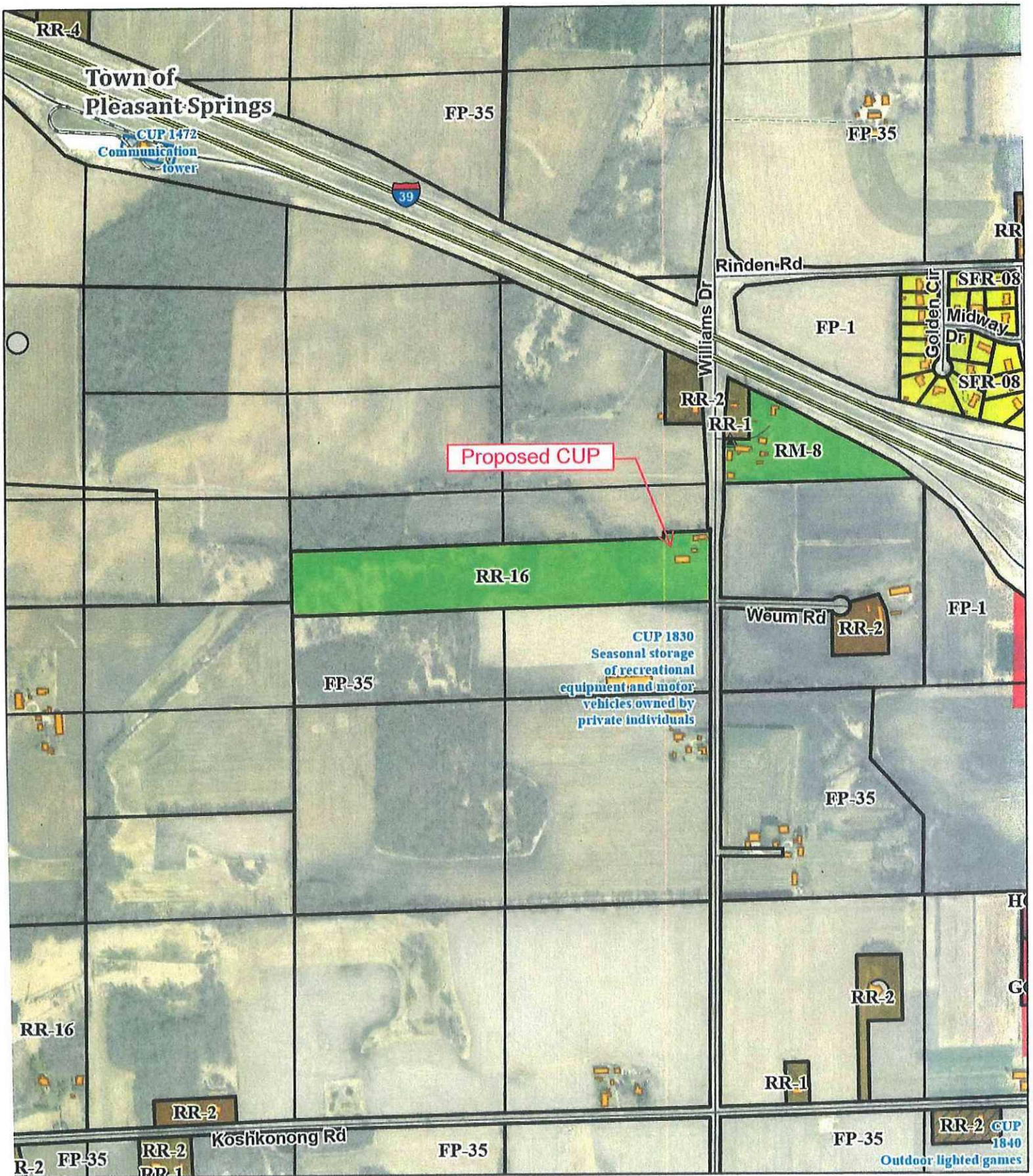
- a. In addition to the Barn, the property currently contains a farmhouse and is used for residential and agricultural-related purposes typical of rural properties in the area.

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

- a. Surrounding properties are primarily rural residential, agricultural, or open-space uses consistent with the zoning district. The proposed short-term rental and retreat space is residential in scale and character and is compatible with these surrounding land uses.

EXHIBIT C
NEIGHBORHOOD MAP

[See Attached]



0 500 1,000 2,000
Feet

2825 WILLIAMS DRIVE

Neighborhood Zoning Map

EXHIBIT D

SITE PLAN

[See Attached]

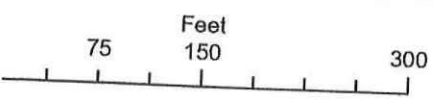
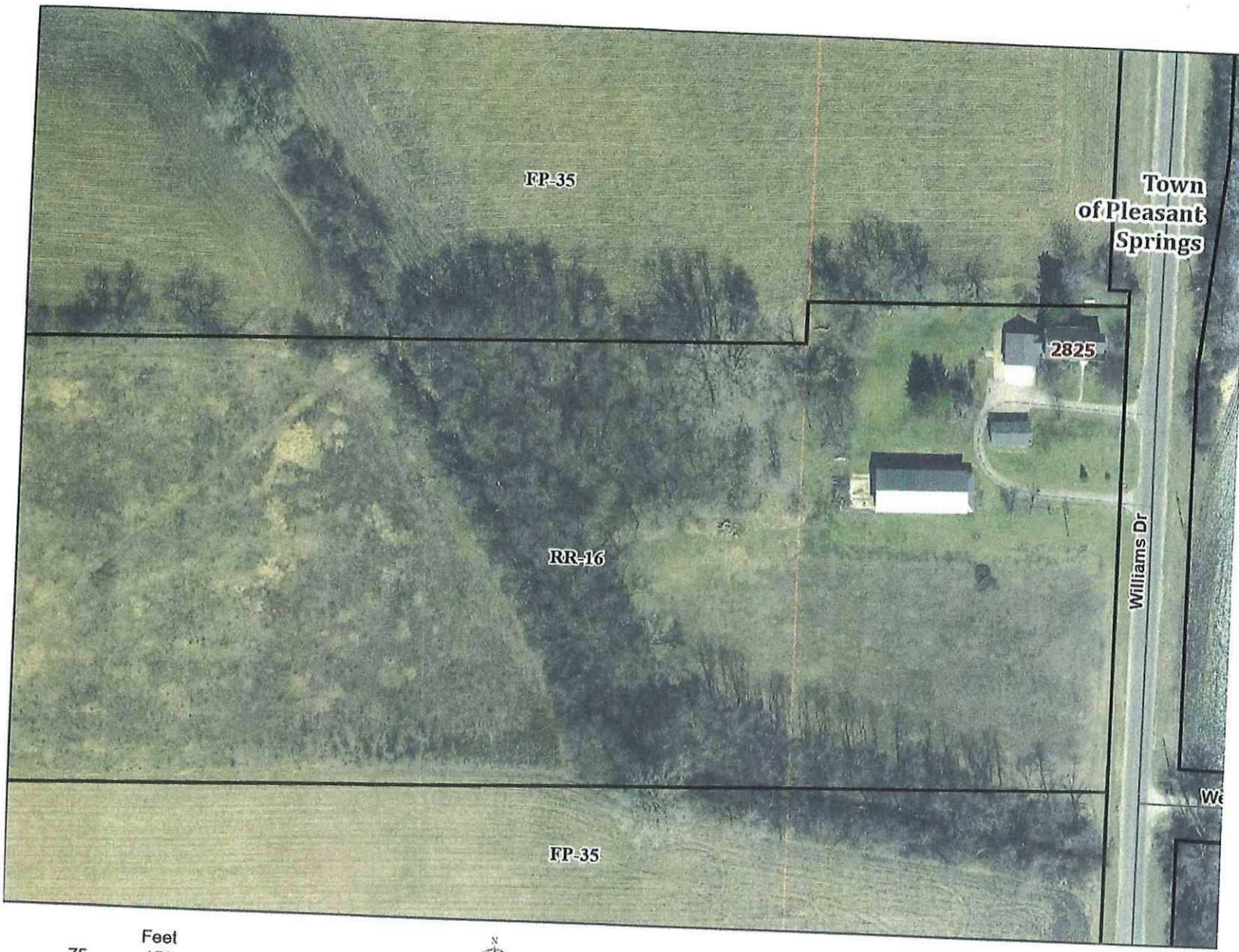


EXHIBIT E
PARKING & TRAFFIC PLAN

[See Attached]

Appendix B: Parking & Traffic Plan

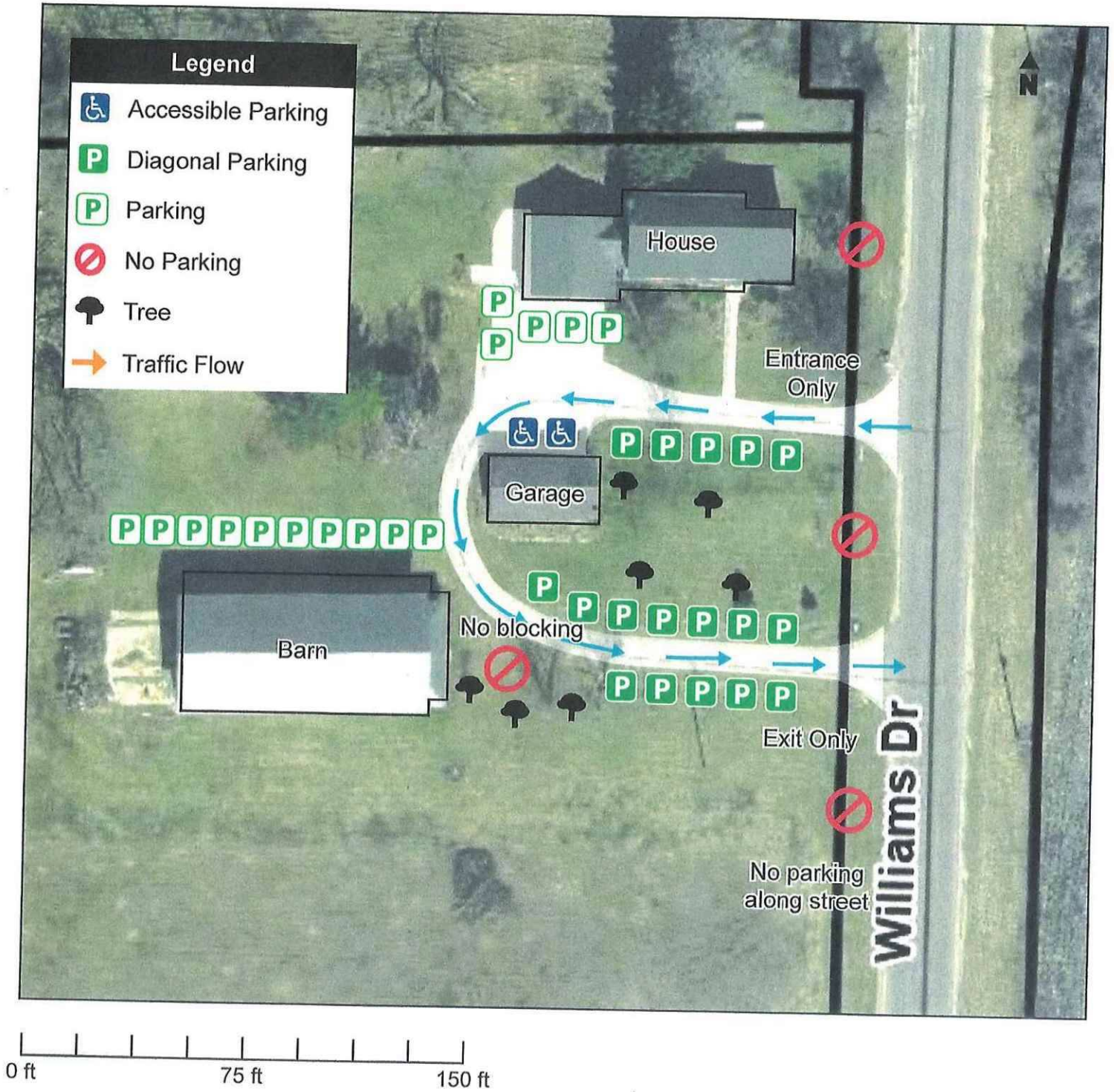


EXHIBIT F
BARN LAYOUT

[See Attached]

