

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/18/2026	DCPCUP-2026-02719
Public Hearing Date	
08/25/2026	

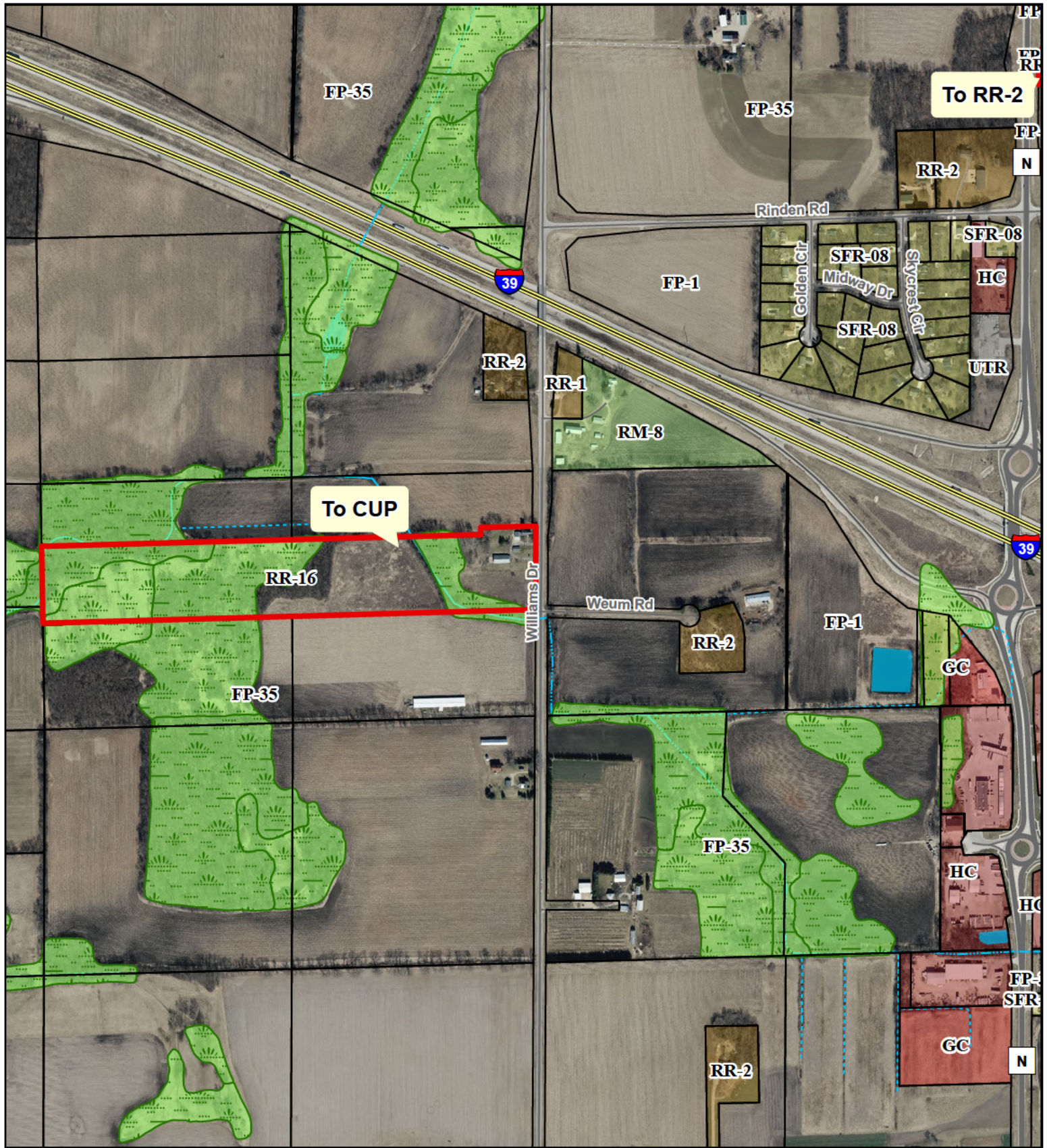
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIA LEGACY LLC	Phone with Area Code (608) 217-7754	AGENT NAME SCHOLZ NONPROFIT LAW	Phone with Area Code (608) 268-0076
BILLING ADDRESS (Number, Street) 7000 STATE HIGHWAY 19		ADDRESS (Number, Street) 612 W MAIN ST SUITE 301	
(City, State, Zip) WAUNAKEE, 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
TRANSIENT OR TOURIST LODGING

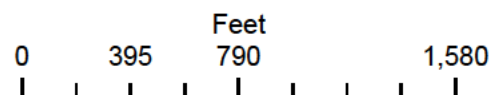
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.245(3)(i)	25.5

COMMENTS: ASSOCIATED WITH CUP 2718	DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
	☐ Yes ☐ No Applicant Initials _____	HJH3	PRINT NAME:
			DATE:



- | | |
|--|--|
| 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:	[REDACTED]	Email Address:	[REDACTED]
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): Transient or Tourist Lodging	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 farmhouse as a short-term rental to host overnight retreats not only for its own use but for smaller nonprofits and private individuals as a means to support the ongoing operational costs of the property.	

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:

Jim Jate, 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 farmhouse is limited in scale and designed to operate in a manner that protects public health, safety, and neighborhood character. The farmhouse will be used primarily to house and host overnight guests affiliated with nonprofit organizations utilizing the property for meetings, educational programming, and corporate or organizational retreats.
 - b. All activities will remain low-intensity and residential in character.
 - i. The farmhouse will be offered select dates throughout the year as a quiet retreat to gather and connect.
 - ii. Overnight occupancy will be capped at no more than eight (8) individuals and will be limited to stays no shorter than six (6) but no longer than twenty nine (29) days per Section 11.4 of Chapter 11 of the Town of Pleasant Springs Municipal Code.
 - iii. Quiet hours, beginning at 10 PM, will be established and enforced. Adequate parking for up to 20 cars on the property, sanitation, and building safety standards will be maintained in compliance with all applicable codes and regulations. A copy of house rules is attached to this Application as Exhibit C.
 - c. Because the use involves a small number of participants, structured oversight, and clear operational limits, the establishment and operation of the farmhouse will not be detrimental to public health, safety, comfort, or general welfare and will remain compatible with surrounding land uses.
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. The proposed use closely resembles ordinary residential occupancy patterns typical of surrounding homes. Overnight guests will generate activity levels comparable to those associated with a single-family residence hosting visitors.
 - b. Property maintenance, landscaping, lighting, parking management, and overall stewardship will be conducted at a standard consistent with or exceeding neighboring residential properties. As a result, the conditional use is not expected to create noise, traffic, visual impacts, or other conditions that would impair neighboring property values or residents' enjoyment of their property. The use will remain compatible with the surrounding residential and rural character.

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 use is residential in scale, appearance, and intensity and remains consistent with uses otherwise permitted within the district. Limited overnight occupancy and adherence to quiet hours ensure the use will not introduce conditions that would hinder neighboring property owners' ability to develop, improve, or use their properties in accordance with zoning regulations.
 - b. Because the farmhouse will continue to function in a manner comparable to a traditional residential dwelling and will be maintained in compliance with all applicable codes and standards, its establishment and operation will not interfere with the normal and orderly development of surrounding properties.
4. *Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.*
 - a. The property is served by adequate utilities, access, drainage, and related site infrastructure sufficient to support the proposed limited residential and retreat use. In 2024, a new private onsite wastewater treatment system (septic system) was installed and sized to accommodate overnight occupancy of up to eight (8) guests. Existing access drives, parking areas, and drainage conditions are adequate for the anticipated low-intensity use. No additional improvements are required at this time for use as a short-term rental.
 - b. Accordingly, the site contains the necessary infrastructure to safely and effectively accommodate the proposed conditional use.
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 is served by an existing driveway and access configuration typical of residential properties in the area and adequate to support low-intensity residential activity, including limited short-term rental use. Because overnight occupancy is capped at eight (8) guests, traffic volumes will remain minimal and comparable to ordinary residential use. Vehicle traffic will consist of passenger cars, with no commercial trucking or heavy vehicle activity anticipated.
 - b. Ingress and egress are therefore sufficient and are not expected to create traffic congestion or otherwise impact public streets.
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. The farmhouse will continue to be maintained and operated in accordance with

occupancy limits, septic capacity, applicable Pleasant Springs Township short-term rental requirements and all other local, county, and state regulations.

- b. Approval of the conditional use permit will ensure that the use remains subject to ongoing regulatory oversight and compliance. Accordingly, the proposed use conforms to the applicable regulations of the district.

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

The conditional use meets the requirements of the town & 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 includes short-term overnight lodging in the existing farmhouse for nonprofit organizations hosting retreats and private individuals looking for a vacation-like stay, similar in character to a traditional residential Airbnb-type use.
 - b. No new principal buildings are proposed. The farmhouse will continue to be used for residential lodging with overnight occupancy limited to eight (8) guests.
 - c. Any future property improvements will be limited to routine maintenance, safety upgrades, or minor interior improvements consistent with residential and agricultural accessory-structure use.
 - d. The use will be operated by the property owner (Moving Mountains, Inc. through its real estate subsidiary Dia Legacy LLC) and will not involve retail sales, public storefront activity, or other intensive commercial operations.
2. *List the proposed days and hours of operations.*
 - a. The farmhouse will be offered for duration of stays between six (6) and twenty nine (29) days, throughout the year on select dates.
 - b. Check-in and departure will generally occur during normal daytime or early evening hours. Nighttime quiet hours will be established and enforced to preserve the rural residential character of the area.
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 use is residential in nature and is not expected to generate noise, odors, dust, soot, runoff, or pollution beyond what is typical for a single-family home.
 - b. Mitigation measures include:
 - i. Limiting overnight occupancy to eight (8) guests.
 - ii. Establishing and enforcing quiet hours.
 - iii. Maintaining the property in compliance with health and safety regulations.
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 will be stored outdoors in connection with the short-term rental.
 - b. All lodging activities occur at the existing farmhouse.
 - c. All retreat activities will occur inside the existing barn, or on the surrounding property.
 - d. No exterior processing, commercial activity, or outdoor operations are proposed other than ordinary residential use.
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. N/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 farmhouse is served by a private onsite wastewater treatment system (septic system) installed in 2024, sized to accommodate up to eight (8) overnight guests. The system is adequate for the proposed use and will be maintained in accordance with county and state requirements.
 - b. 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 and recyclable materials will be stored in standard residential containers and removed through routine waste collection service. Waste handling will be consistent with typical single-family residential practices and will not create nuisance conditions.

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. Daily traffic will be minimal and comparable to normal residential use.
 - i. Overnight and daytime retreat guest vehicles will typically consist of passenger cars.
 - ii. No commercial trucking or heavy vehicles are anticipated.
 - iii. Existing driveway access and parking areas are adequate, see attached site plans.
 - iv. No roadway or intersection improvements are required.

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 residential exterior lighting may be used for safety and visibility. Lighting will be 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. 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 is residential in scale and character and is compatible with these surrounding land uses.

EXHIBIT C
NEIGHBORHOOD MAP

[See Attached]



Neighborhood Zoning Map

EXHIBIT D
SITE PLAN

[See Attached]

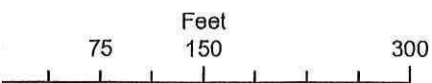


EXHIBIT E
PARKING & TRAFFIC PLAN

[See Attached]

Appendix B: Parking & Traffic Plan

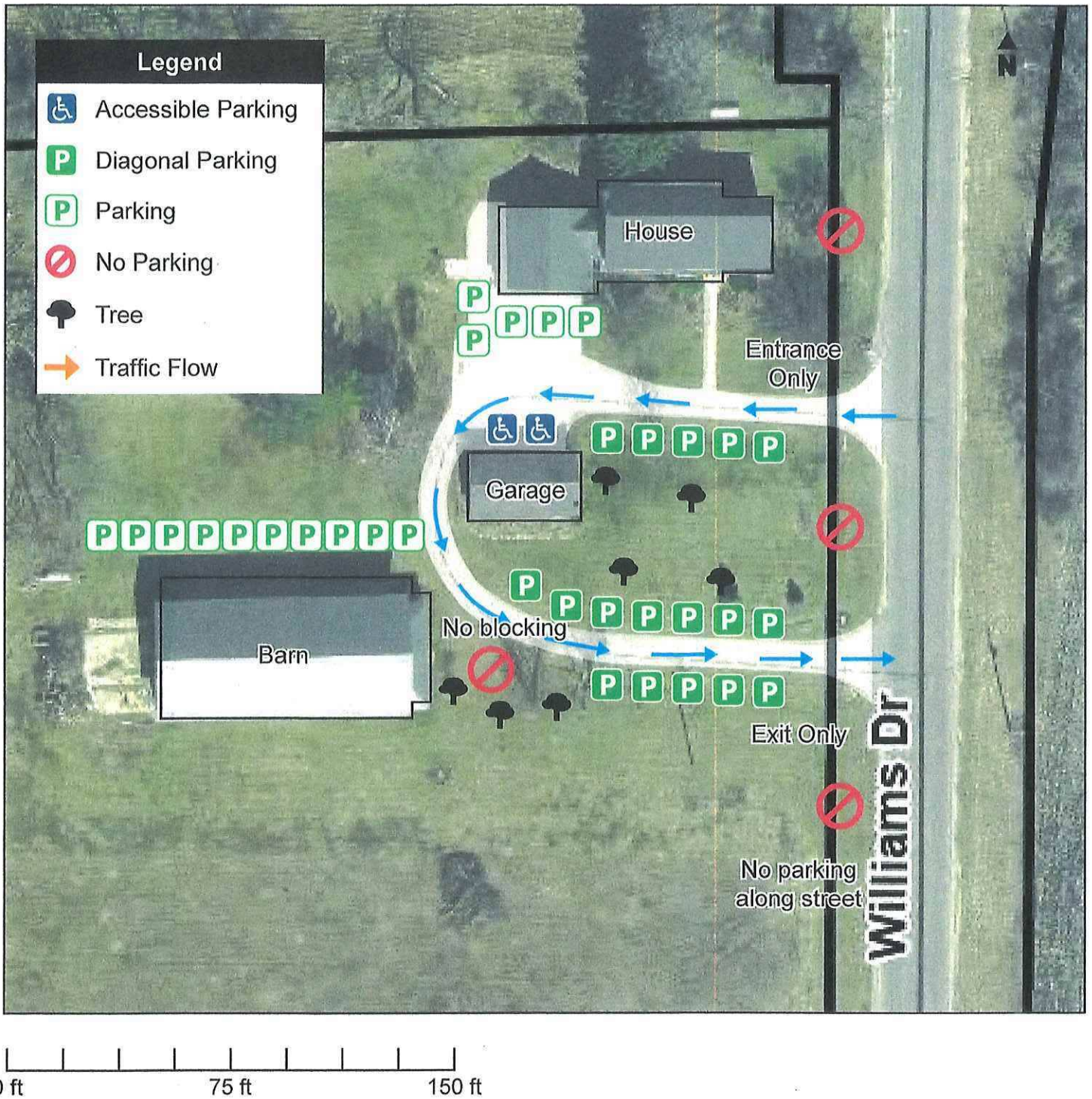


EXHIBIT F
HOUSE LAYOUT

[See Attached]



ISSUE
2.1.2024

DRAWN BY
AB

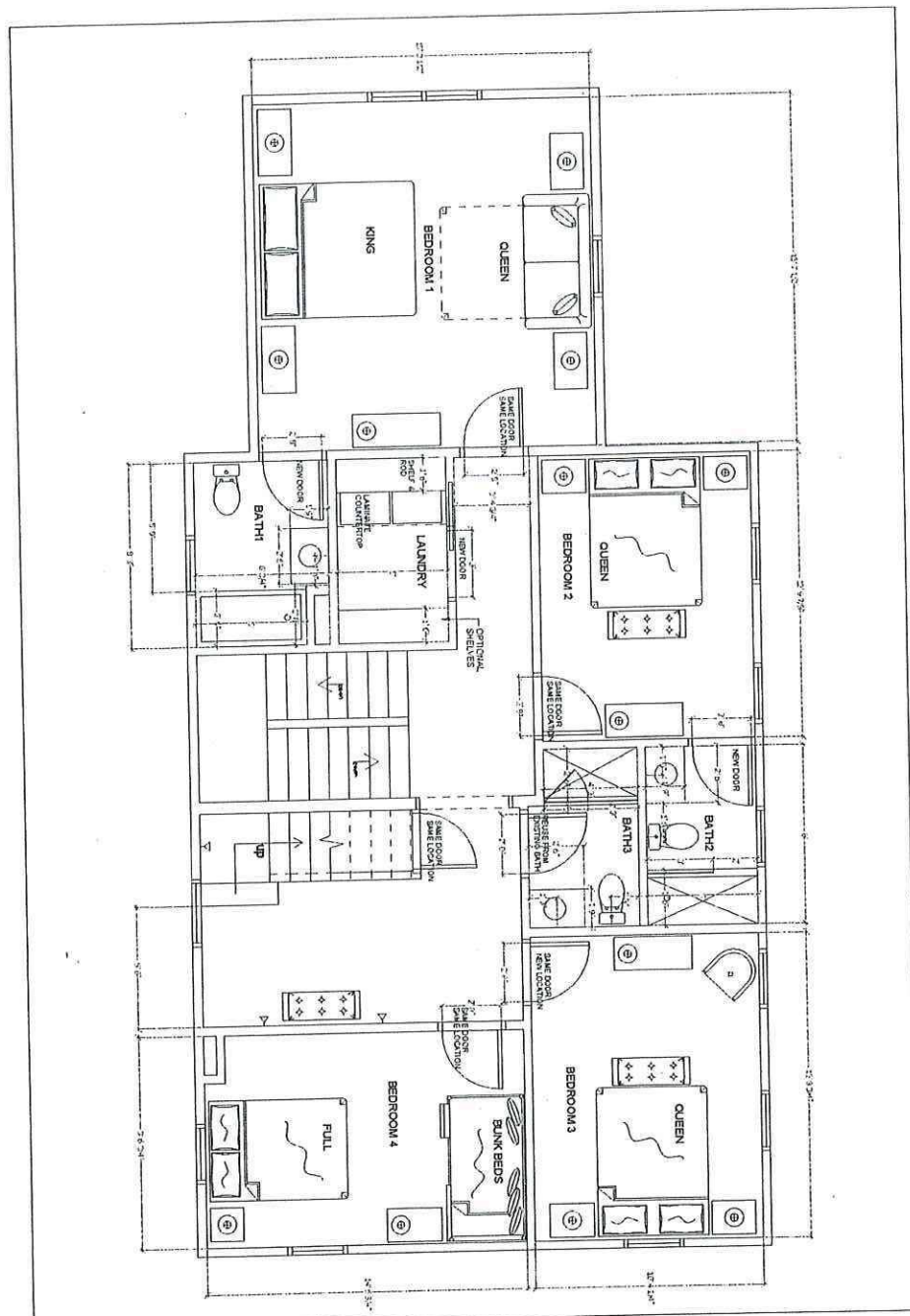
PROJECT
Moving Mountains
Retreat

SCALE
3/16"=1'-0"

CLIENT
Kabzuag Vej

ADDRESS
2825 Williams Dr
Sloughon, WI

COMPANY NAME
WHEELHOUSE DESIGN BUILD
107 S. Main St.
Verona, WI 53593
608.449.3882



A.18

Second Floor Final Plan

ISSUE
2.1.2024

DRAWN BY
AB

PROJECT
Moving Mountains
Retreat

SCALE
3/16"=1'-0"

CLIENT
Kebzuar Vaj

ADDRESS
2828 Williams Dr
Sloughen, WI

COMPANY NAME
WHEELHOUSE DESIGN BUILD
107 S. Main St.
Verona, WI 53593
608.449.3882

3rd Floor Plan

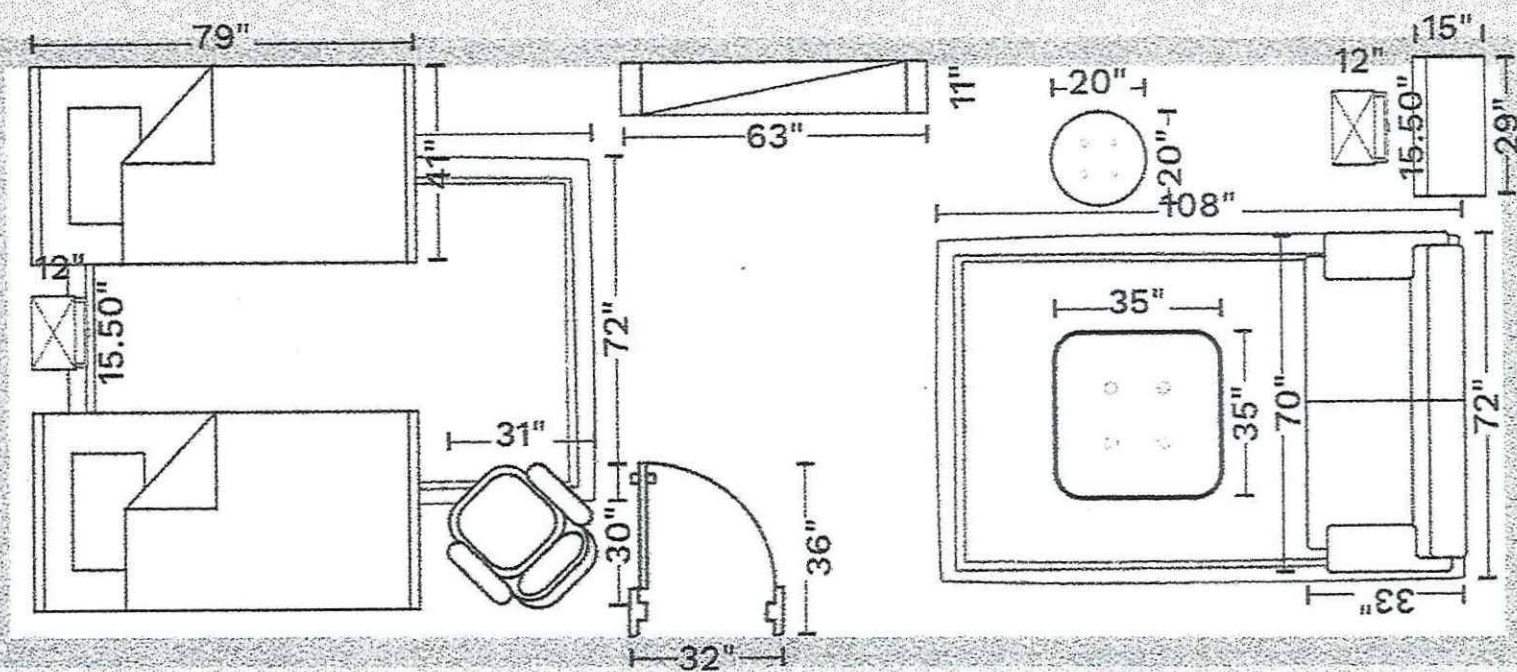


EXHIBIT G
HOUSE RULES

[See Attached]

DIA LEGACY

HOUSE ETIQUETTE

01

NO INSIDE SMOKING

Our home is a strict no-smoking zone, which helps us maintain a fresh environment. However, if necessary, please smoke outside and ensure that all cigarettes and flames are completely extinguished.

02

NO SHOES IN HOUSE

To help keep the floors easy to clean and maintain, we kindly ask that you please leave your shoes at the entrances of the house or consider wearing shoe covers.

03

NO FOOD OR DRINK IN BEDROOMS

We kindly request that you be mindful of keeping the sheets and mattress clean, as this can help prevent the attraction of pests such as cockroaches, flies, and ants. Thank you!

04

NO EXTRA GUESTS

If you plan to have visitors during the day, no problem. But please make sure the only guests who stay overnight are those listed in your reservation. This helps us follow local ordinances on maximum occupancy and keep our home comfortable and safe for everyone.

05

QUIET HOURS

To help maintain a peaceful environment for our neighbors and community, please observe quiet hours from 10:00 p.m. to 8:00 a.m.

06

RESPECT THE EARTH

Please ensure that you clean up after yourself when participating in outside activities

DIA LEGACY

CHECK OUT

01

CHECK IN/OUT

3 p.m./11 a.m. If you need some flexibility, let us know in advance and we will do our best to accommodate you. Kindly inform us when you arrive and depart from Dia Legacy.

02

DIRTY DISHES

Before you leave, please place all dirty dishes (except pots and pans) in the dishwasher and run it. Our staff will take care of putting dishes away.

03

TRASH & RECYCLING

Please take out the trash the morning of your departure. We appreciate your help in separating recyclables.

04

SHEETS & TOWELS

Please remove all sheets from the used beds and place them alongside the used towels near the laundry machine.

05

TURN LIGHTS OFF

Please ensure that all lights in the house are turned off, including the air conditioning units.

06

LOCK UP

Please ensure that all windows and doors are closed and locked as you exit the house.

DIA LEGACY

EXTRA INFO

01

WIFI

Wifi Name:
Dia Legacy Farm

Password:
hmongwomen

02

PARKING

You may park in front of the garage, as the interior of the garage is currently unavailable.

03

HEATING

If possible, please refrain from raising the house temperature above 70 degrees. Should the temperature drop, there are two air conditioning units located in the master bedroom and the parlor that can be adjusted to your preferred temperature to ensure the house remains comfortably warm.

04

COOKING

Please avoid placing hot pots and pans directly on the countertop. We have provided wooden or silicone mats located on the kitchen counter for your use.

DIA LEGACY

IN CASE OF EMERGENCY

01

HOUSE RELATED ISSUES

If you require assistance, please feel free to contact our local staff member, Pong, at 715-303-9090 at your convenience.

02

FIRST-AID KIT

The First-Aid Kit, along with any over-the-counter medications, will be stored in the cabinet located in the dining room.

03

IN CASE OF FIRE

A fire extinguisher is located in the kitchen. For small fires, please make use of it. If the situation escalates, do not hesitate to call 911.

04

HOSPITALS NEAR BY

- Stoughton Hospital
900 Ridge St, Stoughton, WI
53589 (6.9 miles away)
- Regions Hospital
640 Jackson St, St Paul, MN
55101 (1.8 miles away)
- Children's Minnesota
Hospital
345 Smith Ave N, St Paul, MN
55102 (1.1 miles away)