

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/19/2025	DCPCUP-2025-02684
Public Hearing Date	
11/25/2025	

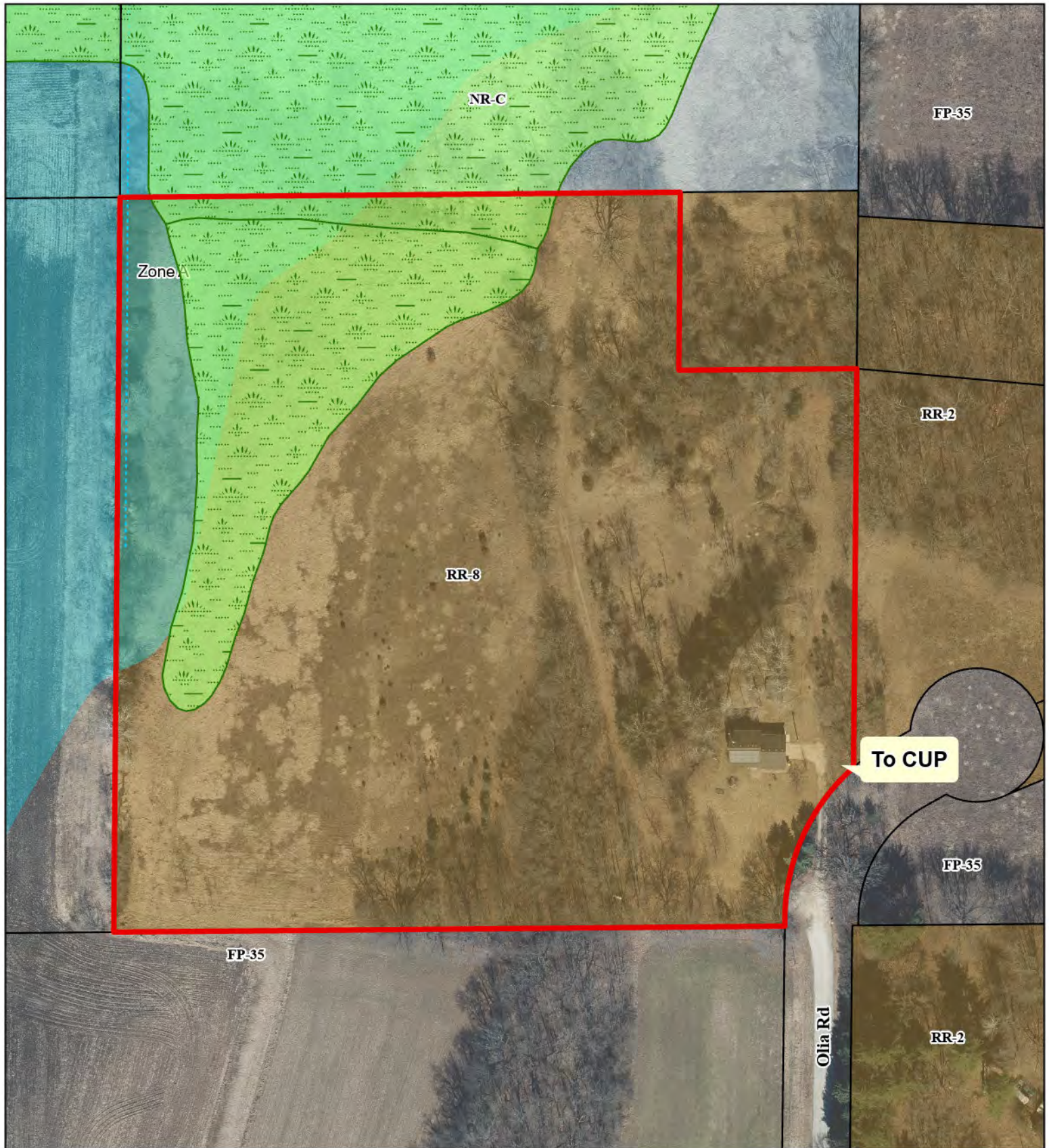
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS KOPF	Phone with Area Code (608) 215-3983	AGENT NAME ☐	Phone with Area Code
BILLING ADDRESS (Number, Street) 2771 OLIA RD		ADDRESS (Number, Street) ☐	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2771 Olia Road					
TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-082-9430-0		---		---	

CUP DESCRIPTION
Transient or tourist lodging (short-term rental)

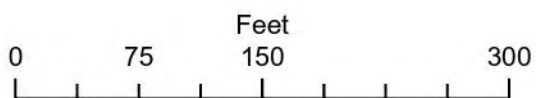
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	9.3

DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	RUH1	



CUP 2684
DENNIS KOPF

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard





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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):	

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):	Is this application being submitted to correct a violation? Yes ☐ No ☐
Provide a short but detailed description of the proposed conditional use:	

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: _____

Date: _____

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. |
| 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. |
| 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. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the 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. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 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. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

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.

List the proposed days and hours of operation.

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

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.

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

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.

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.

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

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

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

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.

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

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

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

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☐ Scale and north arrow.
- ☐ Date the site plan was created.
- ☐ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards.
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

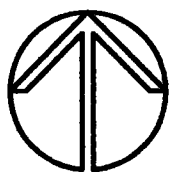
- ☐ Hours of operation.
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

**NORTH 1/4
CORNER
SECTION 8,
T.06N., R.12E.,
CONCRETE
MONUMENT
FOUND**

Part of SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, all in Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.



**Referred to the Dane County
Coordinate System, with the
S line of the NW 1/4 bearing
N89°29'28"E**

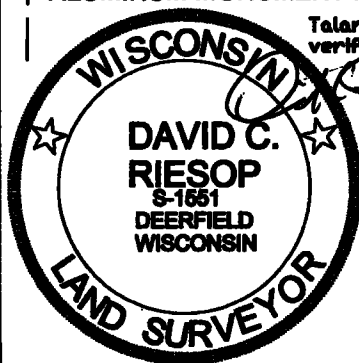
All PLS monuments and witness monuments have been found and verified.

Township Note
 "This land is located in a predominately farming district and purchasers are put on notice that noises, smell, and nuisances associated with permitted traditional and normal farming practices such as animal husbandry, pesticide spraying, fertilization, and crop cultivation, and harvesting are likely to occur on nearby and adjacent fields."

**CENTER OF
SECTION 8,
T.06N., R.12E.,
ALUMINUM
MONUMENT
FOUND**
Talarczyk ties
verified

TRUE POSITION,
WEST 1/4 CORNER,
SECTION 8, T.06N., R.12E,
FROM TIES FOUND

WEST 1/4 CORNER,
PERPETUATED LOCATION,
SECTION 8, T.06N., R.12E,
WITNESS CORNER
ALUMINUM MONUMENT FOUND



Talarczyk ties
verified

Legend:
 = 3/4" dia. rebar found
 unless otherwise noted
 = 3/4" X 18" rebar set
 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

NOTES:

- 1) **Prepared for:**
Arlington Tree Farm LLC
209 Limestone Pass
Cottage Grove, WI. 53527
- 2) **"Refer to building site
information contained in the
Dane County Soil Survey."**

Scale 1" = 300'



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

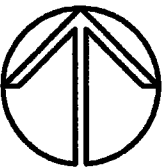
Dwg. No. 5251-19 Date 11/12/2020
Sheet 1 of 5 *1/7/2021*

Document No. 5687661
C. S. M. No. 15590 V. 112 P. 326

Certified Survey Map

Part of SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, all in Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

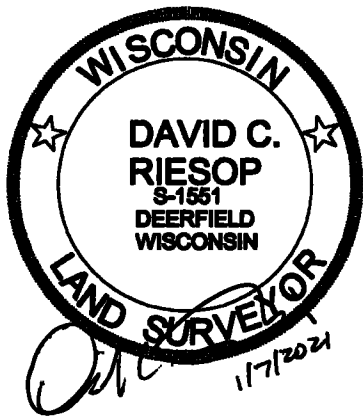
Referred to the Dane County Coordinate System, with the S line of the NW 1/4 bearing N89°29'28"E



Note:
Any proposed building on Lot 1 shall be located outside of the steep sloped area over 20% grade.

Legend:
● = 3/4" dia. rebar found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

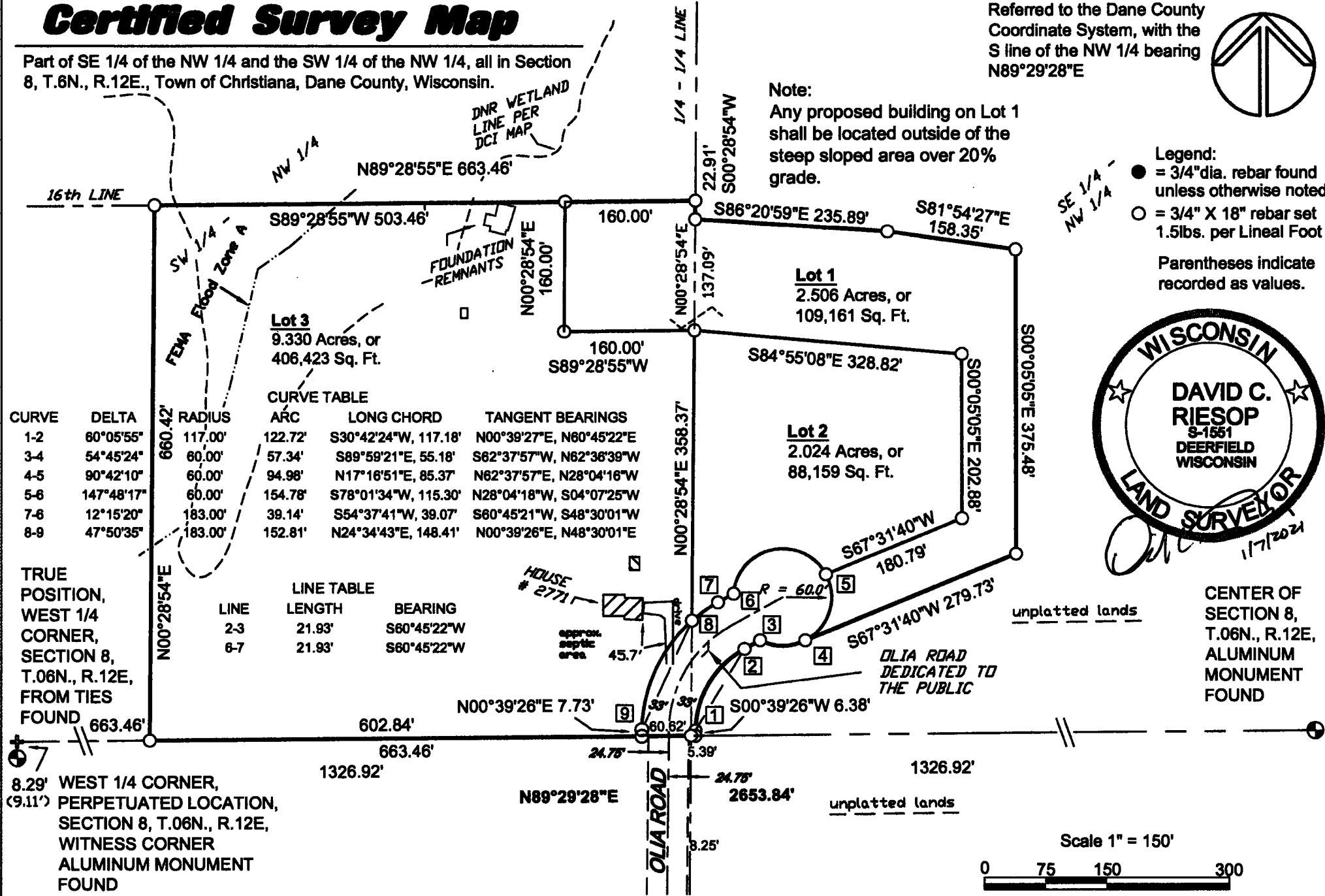


CURVE		DELTA	RADIUS		ARC	LONG CHORD	TANGENT BEARINGS
1-2		60°05'55"	660.42'	117.00'	122.72'	S30°42'24"W, 117.18'	N00°39'27"E, N60°45'22"E
3-4		54°45'24"	60.00'	60.00'	57.34'	S89°59'21"E, 55.18'	S62°37'57"W, N62°36'39"W
4-5		90°42'10"	60.00'	60.00'	94.98'	N17°16'51"E, 85.37'	N62°37'57"E, N28°04'16"W
5-6		147°48'17"	60.00'	60.00'	154.78'	S78°01'34"W, 115.30'	N28°04'18"W, S04°07'25"W
7-6		12°15'20"	183.00'	183.00'	39.14'	S54°37'41"W, 39.07'	S60°45'21"W, S48°30'01"W
8-9		47°50'35"	183.00'	183.00'	152.81'	N24°34'43"E, 148.41'	N00°39'26"E, N48°30'01"E

TRUE POSITION, WEST 1/4 CORNER, SECTION 8, T.06N., R.12E, FROM TIES FOUND 663.46'

8.29' WEST 1/4 CORNER, (9.11') PERPETUATED LOCATION, SECTION 8, T.06N., R.12E, WITNESS CORNER ALUMINUM MONUMENT FOUND

LINE TABLE		
LINE	LENGTH	BEARING
2-3	21.93'	S60°45'22"W
6-7	21.93'	S60°45'22"W



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

Dwg. No. 5251-19
Sheet 2 of 5
Date 08/19/2020
Document No. 5687661
C. S. M. No. 15590 V. 112 P. 327

Part of SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, all in Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

Referred to the Dane County
Coordinate System, with the
S line of the NW 1/4 bearing
N89°29'28"E



Note:
Any proposed building on Lot 1 shall be located outside of the steep sloped area over 20% grade.

Legend:
 ● = 3/4"dia. rebar found unless otherwise noted
 ○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

**Parentheses indicate
recorded as values.**



**CENTER OF
SECTION 8,
T.06N., R.12E.,
ALUMINUM
MONUMENT
FOUND**

Note: Shaded area represents approximate areas containing slopes over 20%, per Dane County GIS data.

LINE	LENGTH	BEARING
2-3	21.93'	S60°45'22"W
6-7	21.93'	S60°45'22"W

TRUE
POSITION,
WEST 1/4
CORNER,
SECTION 8,
T.06N., R.12E.,
FROM TIES
FOUND 663.4

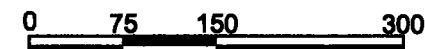
8.29' WEST 1/4 CORNER,
(9.11') PERPETUATED LOCATION,
SECTION 8, T.06N., R.12E,
WITNESS CORNER
ALUMINUM MONUMENT
FOUND

unplatted lands

**OLIA ROAD
DEDICATED TO
THE PUBLIC**

unplatted lands

Scale 1" = 150'



Dwg. No. 5251-19 Date 11/12/2020
Sheet 3 of 5 1/7/2021

Wisconsin Mapping, LLC

surveying and mapping services
3306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

INSTRUCTIONS

Septic System Plan

Gary Kimball Property

SW1/4, NW1/4, Section 8, T6N, R12E

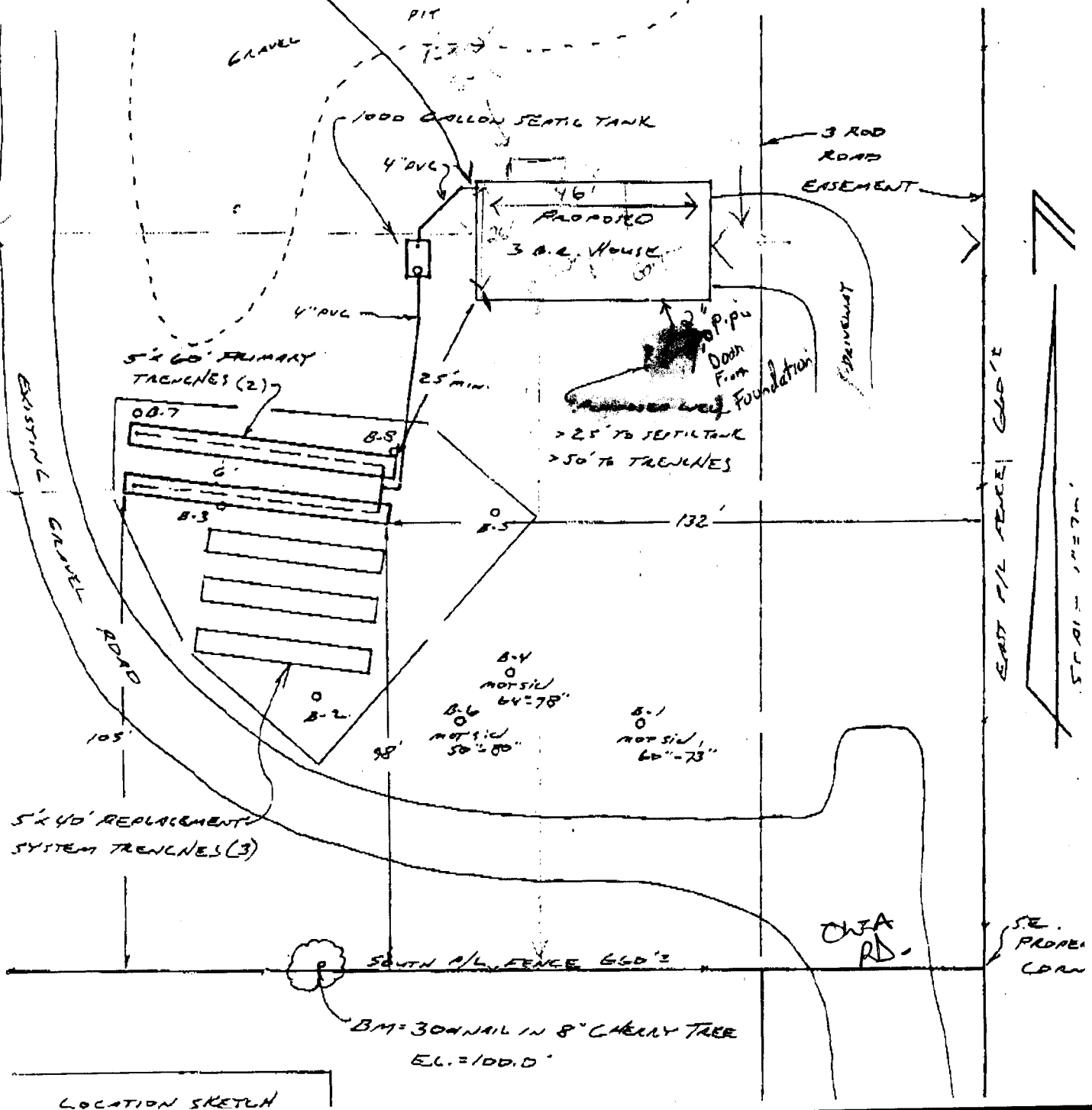
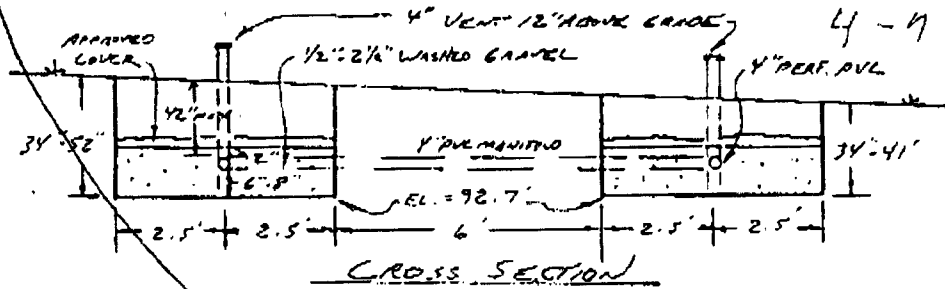
Town of Christiana, Dane County, Wisconsin

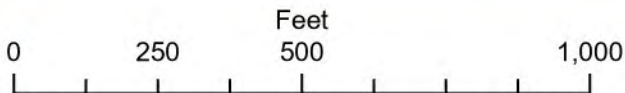
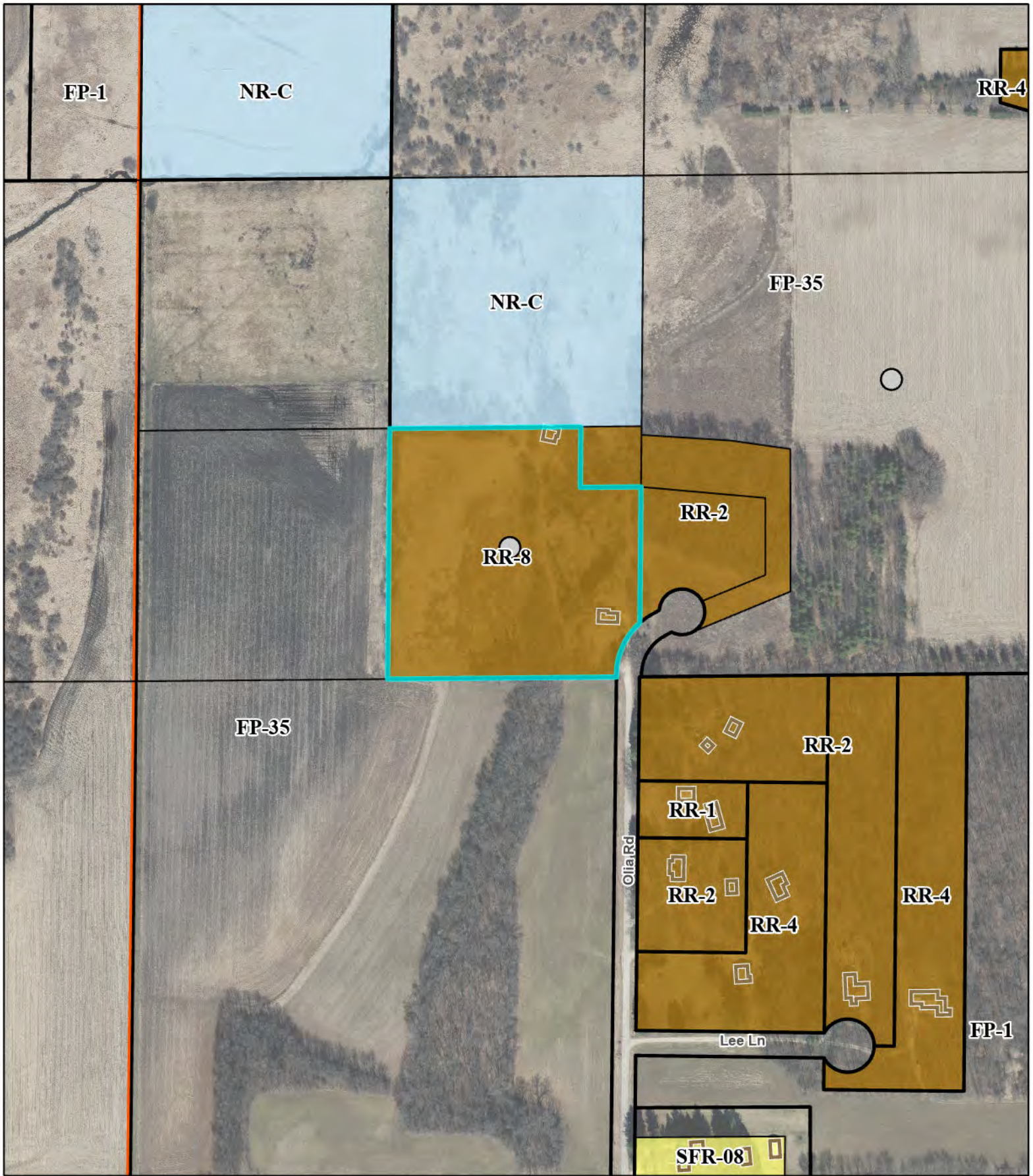
P.N. 0612-082-9320-0

Earl Dalby

22/858

4-7-98





Town of Christiana

Kopf CUP #2684
2771 Olia Road

CUP 2684 Legal Description

Lot 1 of Certified Survey Map No. 15590, recorded in Vol. 112, pages 326-330 of Dane County Certified Survey Maps as Document No. 5687661, Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 8, T6N, R12E, Town of Christiana, Dane County, Wisconsin.