


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 27, 2021</b>		<b>CUP 02522</b>
	<i>Zoning Amendment Requested:</i> <b>TO CUP: Limited Family Business - Sail Manufacturing</b>		<i>Town/Section:</i> <b>SPRINGDALE, Section 24</b>
	<i>Size:</i> <b>5.5 Acres</b>	<i>Survey Required:</i>	<i>Applicant</i> <b>RYAN MALMGREN &amp; STACY RIEU</b>
	<i>Reason for the request:</i> <b>Limited Family Business - Sail Manufacturing</b>		<i>Address:</i> <b>2279 DAHLK CIRCLE</b>



**DESCRIPTION:** Landowner wishes to operate a limited family business in a new accessory building. The business would involve the sewing and fabrication of boat sails, for sale online and by mail order.

**OBSERVATIONS/ FACTUAL INFORMATION:** All activities would take place within a new 30' x 56' (1,680 square feet) accessory building, which would replace the existing 12' x 16' shed on the premises. The proposed accessory building would meet setback and dimensional standards for the RR-4 zoning district. Similarly-sized accessory buildings currently exist on neighboring properties. Minimal noise, odors, dust or waste is anticipated from the operation. Vehicular traffic would be similar to that of existing and surrounding single-family residences.

**TOWN PLAN:** The *Town of Springdale / Dane County Comprehensive Plan* allows for limited family businesses that do not have significant impacts to neighboring properties.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the site.

**STAFF:** See page 2 for recommended conditions of approval.

**TOWN:** The Town Board has approved the conditional use permit with 8 conditions. The conditions have been incorporated into the Staff's suggested conditions.

## CUP 2522

### Recommended conditions of approval:

1. All operations of the limited family business must take place entirely within the approved 56'x30' residential accessory building, as shown on the site plan.
2. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.
3. The limited family business activity shall be limited to the production and manufacturing of sails.
4. The conditional use permit shall automatically expire on sale of property or sale of the business to an unrelated third party.
5. Customer hours are by appointment only.
6. Outdoor amplified loudspeakers are prohibited.
7. No signs shall be allowed by the road.
8. Sanitary fixtures (sink and toilet) may be permitted to be installed as part of the limited family business.
9. Prior to the installation of any sanitary facilities in the accessory building, the applicant must have the sanitary system on the property inspected by a licensed plumber, to determine its suitability for the increased demand. Any deficiencies must be corrected, at the owner's expense, to bring the system up to current plumbing code requirements. Sanitary fixtures (sink and toilet) shall be removed from the accessory building if the Limited Family Business use is ever abandoned, or if this conditional use permit expires or is terminated.
10. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan, as revised July 12, 2021.
11. New and existing buildings proposed to house a conditional use must be located, constructed and maintained to meet the all zoning and building code requirements for accessory buildings in the RR-4 zoning district.
12. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
13. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
14. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
15. Off-street parking must be provided, consistent with s. 10.102(8).
16. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
17. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
18. The owner must post, in a prominent place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
19. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
20. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior

to revocation. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

*Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)*