

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, at 6:00 p.m., or shortly thereafter, on Monday, June 12, 2023, at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to the following:

Project #20230138 Debbie Joswick, 1426 Cherry Street, Wausau, on behalf of property owners Emily and Luke Champine, 9897 Siberian Drive, Weston, requesting a Conditional Use Permit (per Sec. 94.3.04 of the Weston Zoning Code), at 9897 Siberian Drive, to allow the conversion of an existing 16-foot by 20-foot detached garage into an Accessory Dwelling Unit (with a planned 12-foot by 6-foot addition), as defined in Sec. 94.4.09(8) of the Weston Zoning Code.

The property is described as:

Lot 6 of Crane Meadows Subdivision, Section 32, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Consisting of .350 Acres (PIN 192-2808-322-0006).

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate, should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of May 2023

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Sunday, May 28, 2023, and Monday, June 5, 2023.

Project Narrative – Joswick Detached Accessory Dwelling Unit CUP

Debbie Joswick is requesting a conditional use permit for a detached accessory dwelling unit at 9897 Siberian Dr, Weston, WI 54476. The plan is to convert an existing 16x20 detached garage located in the backyard, along with adding a 12x6 addition for the required electricity and water/sewer. Debbie is ensuring that all applicable building permits will be pulled for the transformation and that the end result will be building code compliant for a livable structure. She has had many conversations/meetings with the village's building inspectors and licensed contractors and understands the requirements and procedures for this type of project.

Debbie is looking to sell her home in Wausau and move in here so that she is closer to her grandkids and can help watch them when Luke and Emily are at work, avoiding daycare costs. A letter of authorization from Emily Champine (owner) has been provided stating that she approves of the proposal.

The end result will be a 392 sq ft building. The garage door will be removed, and a 12x6 addition will be added in its place. The outside will be finished with the same siding as what is existing to match. The roof will also be replaced with a metal roof. All disturbed areas will be seeded with grass, and landscaping is proposed around the structure.

Figure 3.04 in section 94.3.04, lists "Accessory Dwelling Unit" as a conditional use in the SF-S zoning district. Sec. 94.4.09 (8) defines an "Accessory Dwelling Unit" along with the required performance standards:

Accessory Dwelling Unit.

A residential dwelling unit located on the same lot as a "Single-Family Detached Residence", either as part of the same building as the "Single-Family Detached Residence" or in a detached building. Accessory Dwelling Units are sometimes also referred to as

granny flats. An Accessory Dwelling Unit is different from an "In-Home Suite" in that an interior physical connection between the Accessory Dwelling Unit and the primary "Single-Family Detached Residence" is not required for the former. The "Single-Family Detached Residence"/Accessory Dwelling Unit combination is different from a "Two-Family Residence" because the former may be in separate buildings and because they are subject to different performance standards.

Performance Standards:

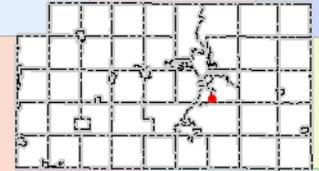
1. The gross floor area of the Accessory Dwelling Unit shall not exceed 50 percent of the principal dwelling's gross floor area, or 1,500 square feet, whichever is less.
 - Gross floor area is defined as "the total floor area on all levels of a building" according to chapter 94 definitions. The principal dwelling's GFA is greater than 1500 square feet, which means the largest the Accessory Dwelling Unit can be is 750 square feet. The proposed building is 392 square feet. Meets Standards.
2. The appearance or character of the "Single-Family Detached Residence" must not be significantly altered so that its appearance is no longer that of a single-family dwelling.
 - Siding for the addition will match what exists. The end product will look the same as what is there. Minor outside work will be done - replacing the existing door and windows along with re-doing the roof.
3. The Accessory Dwelling Unit shall not be sold separately from the "Single-Family Detached Residence," or the land under the Accessory Dwelling Unit divided from the land occupied by the "Single-Family Detached Residence."
 - Will not be sold separately or parceled off.
4. Attached Accessory Dwelling Units shall adhere to the setback requirements and standards applicable to principal structures in the applicable zoning district. Detached Accessory Dwelling Units shall adhere to the setback requirements and standards applicable to accessory structures in the applicable zoning district.
 - REQUIREMENTS: Side & Rear Yard – 6 ft Building Separation – 10 ft Building Height – 15 ft 1 story
 - PROPOSED: Rear Yard – 8 ft 10 inches Side Yard – 9 ft 6 inches Building Separation – 50 ft Building Height - 12 ft 1 story
 - Meets standards.
5. The occupants of the Accessory Dwelling Unit shall not exceed one family plus one unrelated person, or two unrelated individuals.
 - Debbie will be the only occupant. She is related to the homeowners.



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



SIBERIAN DR

98.01'

98.01'

150.94'

T28 R8
32'

Legend

- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
- 2020 Orthos Countywide
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

13.61 0 13.61 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

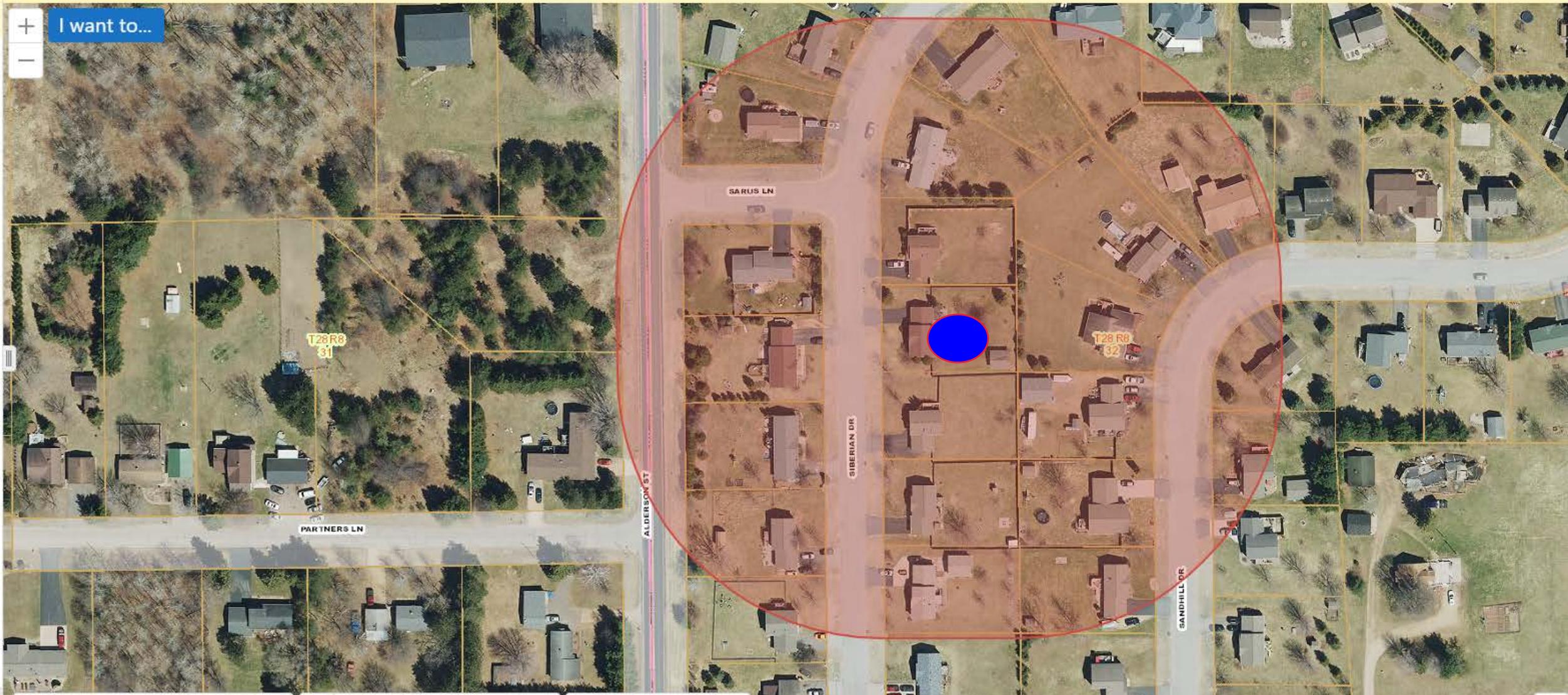
Notes

EXISTING

- 70 Results Found ✕
- 📍 (2) Municipalities > ⋮
- 📍 (32) Parcels > ⋮
- 📍 (2) Section Lines/Numbers > ⋮
- 📍 (34) Parcel Lot Lines > ⋮

Lands within 300 ft per application material requirements.

+ I want to...



EXISTING
GARAGE



EXISTING GARAGE - 12 ft to peak



PROPOSED REMODEL

392 Sq. ft.
16' x 20' 4" Concrete Floor

