

# STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

January 5, 2022

Agenda Item 4

**Applicant:** Richard & Pamela Thorsen

**Request:** Conditional use permit (CUP) for an accessory residence.

**Background:**

The house on this property was permitted along with a mound septic system in 1994. Then a detached garage was permitted with an art/music studio and a bathroom was permitted to connect to the existing mound system in 1998. The Thorsen's purchased this property in 2019 and are requesting a CUP to convert the studio to an accessory residence. The accessory residence will be used for 1 or 2 family members to reside.

**Issues Pertaining to the Request:**

- The parcel is 3 acres and is located in Lot 4 CSM Vol. 1 Pg. 160 being part of the NE ¼ of the SW ¼ of Sec. 19, T26N, R19W, Town of Oak Grove.
- This property and adjacent properties are located in the Rural Residential – 12 zoning district.
- Pierce County Code (PCC) § 240-40A(2) allows accessory residences which are accessory to single-family residences in the Rural Residential – 12 district with the issuance of a CUP.
- PCC § 240-88 defines “Accessory Residence” as:
  - A. A dwelling unit that is accessory to a nonresidential use on the same lot, is the only dwelling unit on the lot, and provides living quarters for the owner, proprietor, commercial tenant, employee, or caretaker of the nonresidential use.
  - B. A dwelling unit located in an accessory building located on a residential parcel.
- PCC § 240-88 defines “Accessory Building” as, “a building, not attached to a principal building by means of a common wall, common roof, or an aboveground roofed passageway, which is:
  - A. Subordinate to and serves a principal structure or a principal use.
  - B. Located on the same lot as the principal structure or use served.
  - C. Customarily incidental to the principal structure or use.
- The existing principal house is a 1 story dwelling without a basement and a 2-car attached garage. The primary dwelling is 64 ft x 25 ft, or 1,600 sq. ft.
- The proposed accessory residence is 30ft x 20 ft, or 600 sq. ft.
- The state sanitary permit was issued on in 1998 for a mound septic for a 2-bedroom dwelling. The house has 1 bedroom and the proposed accessory residence has 1 bedroom, so it meets the sizing requirements.
- PCC Ch. 115 Numbering of Buildings and Roads states that all properties or parcels and principal buildings shall be assigned an address based on the uniform numbering system. The primary dwelling has an address of W12034 497<sup>th</sup> Avenue. The accessory residences would need a separate new address.

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CUP – Accessory Residences

- The Oak Grove Town Board recommended approval of this CUP request on 11/15/2021. The Town, “approved for use as described on the application (i.e. family/guest, not rental or short-term rental), subject to inspection/permit requirements through building inspector.”
- Renewal of this CUP will not be necessary provided the use is established within 12 months of approval

**Recommendation:**

Staff recommends that the Land Management Committee determine whether this request is contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for an accessory residence with the following conditions:

1. The applicant shall work with the Town building inspector, All Croix Inspections, to determine whether a permit from the town is needed and to ensure compliance with the Uniform Dwelling Code (UDC) requirements.
2. Applicant shall obtain a new uniform address number for the accessory residence.

**Submitted By:** Emily Lund,  
Assistant Zoning Administrator



# Land Management Committee

Richard & Pamela Thorsen  
(January 5, 2022)

## CUP-Accessory Residence

### Legend

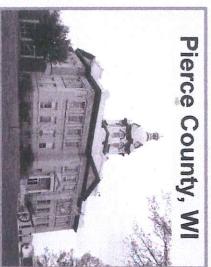
- Dwellings
- CUP - Apartment
- Parcels

### Zoning

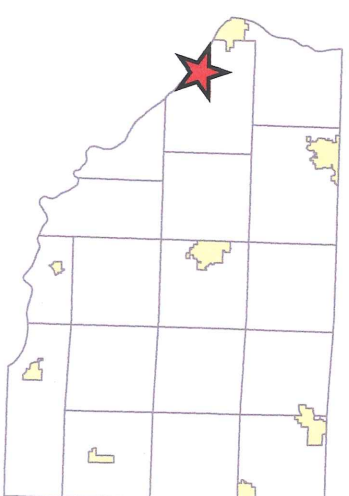
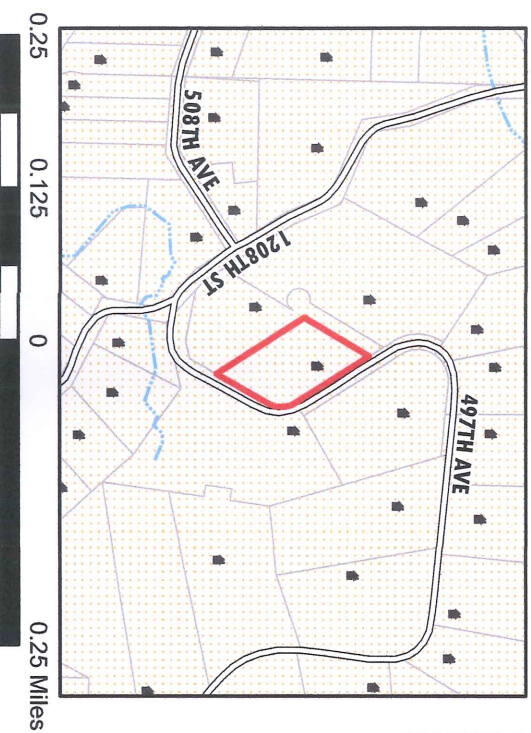
- Rural Residential - 12

Orthophotography - 2021 Pierce County

Pierce County, WI



Prepared by the Department of Land Management



**Site Location**  
W12034 497TH AVE  
TOWN OF OAK GROVE