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## **PLANNING COMMISSION MEETING**

Village of Pepin Municipal Building

**Thursday March 27, 2025, at 6 PM**

### **MINUTES**

1. **Call meeting to order -**
2. **Roll call** – Members present were Randy Kallstrom, Tom Latane, Kevin Sandwick, Dan Fedie, Pat Sandstrom, Mike Michaud, and Jeff Heit.
3. **Approval of Meeting Minutes - Minutes from meeting on 01.07.2025.** Minutes were approved with some spelling errors corrected. Motion to approve by Pat Sandstrom, seconded by Kevin Sandwick. All in favor.
4. **Public Hearing - Regarding a request for an area variance to rear setback requirements for an addition to an existing garage located at 502 Dunn St.** Jeff Heit explained that existing property line markers for the alley location were discovered, and measurements show that the existing garage wall is 5 feet six inches setback from the alley. Darrin Thompson indicated that he is requesting to build an addition onto the north side of the existing garage that would extend 28 ft to the north and be as wide as the garage. There would be a gravel floor. He intends to keep the east and west sides open but could construct a wind barrier wall on the north side. Jeff indicated that because the west wall of the new structure would be open, the proposal does not conform to the ordinance, which would require a 20 foot alley setback. Mike pointed out that the county maps show the alley in a different location than the maps. Also, there is a tree in the alleyway, and it looks like the power poles are in the alley also.

Dave Anderson, a neighbor, was present and had no concerns about the request made by Darrin Thompson. He also pointed out that their structures on the alley were built before the ordinance was written. Randy made a motion to close the Public Hearing, motion seconded by Mike Michaud. Motion passes.

5. **Discussion/Action - Regarding the request for an area variance to rear setback requirements for an addition to an existing garage located at 502 Dunn St.** Randy stated that the alley right now is undeveloped. The village would not be able to guarantee year round access or maintenance to this alley near the proposed new addition. Both Kevin and Dan stated that in the future there would be a possibility that

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the alley would be developed depending on the future use of the lot to the north of Darrin's lot.

Jeff pointed out that there are two variances at issue here, one is that the proposed setback is less than the six foot minimum, and that he is requesting to have open access through the west wall, which would require a 20 ft set back.

Dan indicated that the six foot variance is not problematic for him because of the adding on to the existing building, and this request is not making anything worse. Jeff read the ordinance that stated that setbacks for an Accessory building are six feet. Rear setbacks changed to a 20-foot setback for ingress/egress entrance to a garage. Mike asked whether this structure qualifies as a garage, this is not really a garage, more like a utility shed or storage shed with all the open walls. Darrin indicated that he comes into that area with his boats from the east side, from Dunn Street because of the area available to maneuver his boats.

Kevin Sandwick made a motion to grant a variance for an in line extension to the existing non-compliant garage building, 28 feet to the north, for a storage shelter and with both the east and west sides open. Pat Sandstrom seconded the motion. Motion passes. All in favor.

6. **Set next meeting date** – Mike stated that we have some material ready for review at the next meeting regarding updates to the Zoning Map. Next meeting date was set for April 8<sup>th</sup> at 6 pm.
7. **Adjourn** - Jeff Heit made a motion to adjourn, seconded by Pat Sandstrom.

**Mike Michaud**