

Approved: 04.23.2025

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PLANNING COMMISSION MEETING

Village of Pepin Municipal Building

Tuesday April 08, 2025, at 6:30 PM

MINUTES

1. **Call meeting to order** – Randy called the meeting to order at 6:30 pm.
2. **Roll call** – Members present were Dan Fedie, Pat Sandstrom, Mike Michaud, Kevin Sandwick, Tom Latane, Randy Kallstrom Jeff Heit.
3. **Approval of Meeting Minutes - Minutes from meeting on 03.27.25.** Pat Sandstrom made a motion to approve the draft minutes with a deletion of the Jason Brietung name and insertion of Dave Anderson. Dan Fedie seconded the motion. Motion passes all in favor.
4. **Discussion/Action - Regarding updates to the Village Zoning Map.** Mike Michaud commented regarding the updated list of items that needed review on the Zoning map. He indicated he had researched the parcel ID numbers and filled in other facts about the individual items on the list. The recommended fixes are all still to be discussed and decided. He stated he had added four more items at the end of the list that could be investigated. The Commission started reviewing the items on our list.

Item #1 - 910 Third St is shown as residential on our existing map but was since rezoned to be Low Impact Commercial. This is also known as Lot 50, Block 1 on our map. Tom Latane made a motion to change the map to show Low Impact Commercial, seconded by Pat Sandstrom. Motion passes all in favor.

Item #2 – 1475 First St. This lot was approved to be subdivided into two lots. It should be shown as two parcels. New address on the parcel is 1415 First St. (Parcel No. 171004690001). It is shown correctly on the county map. The motion would be to determine the zoning category of that new parcel. Kevin Sandwick made a motion to set the zoning category for this new lot to be residential. Seconded by Jeff Heit. Motion passes.

Item #3 – 1112 Cindis Ct. This lot was two lots on our map and they were merged. The Parcel numbers were 171004260038 and 171004260039. The county map shows only the parcel ending in 038. Jeff Heit made a motion to accept the county map boundary change as shown as 171004260038. Motion seconded by Pat Sandstrom. Motion

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passes.

Item #4 – Parcel No. 171003200000. This is three wooded lots that are still owned by the Township and is Zoned Public. Lots 3,4,&5 in Block 48. The Township has them up for sale. We recently rezoned an adjoining lot from Public to residential. The Township has not requested any zoning change. All lots near this are zoned residential except for the Bus Garage which is owned by the school and is now zoned public. The county map has the three lots shown as one parcel number, 171003200000. Jeff Heit made a motion to change the Zoning on parcel number 171003200000 from Public to residential. Motion seconded by Mike Michaud. Motion passes.

Item #5 – 406 Washington St. This lot was recently sold by the Township. It was zoned Public before the sale. The present owner was recently granted a change in zoning status for this lot to be Residential. Tom Latane made a motion to change the category on this parcel from Public to Residential. The motion was seconded by Jeff Heit. Motion passes.

Item #6 – 602 Dunn St. there are three lots at this address on our zoning map. The county map shows one parcel with the ID number 171002590000. Block 34, lots 10, 11, 12. These lots are shown as public on our zoning map. Kevin Sandwick made a motion to change the zoning on these lots from Public to residential. Seconded by Jeff Heit. Motion passes.

Item #7 – 207 Lake St. Parcel number 171001330000 on the County map. This is a property that the Village recently purchased. It is shown as Commercial on our zoning map. Now that the Village owns it seems reasonable to Zone it Public. This is the west part of lot three and lot four in Block 16. Pat Sandstrom made a motion to zone parcel 171001330000 to public. Seconded by Mike Michaud. Motion passes, Tom Latane abstains.

Item #8 – Churches. These are shown as public on the zoning map, but we do not have a zoning category called public in our ordinances. The solution would be to write a new section of our ordinance named public and identify the allowed uses. Other places like the Lion's Club building in this category? Discussion of whether this text should be created in this Commission or in the Ordinance committee. Mike indicated that we would need that text before we went to a public hearing to propose these changes. Dan made a motion to ask the Village Board to have the Ordinance committee create that Public zoning ordinance section, using a framework to be defined by the Planning Commission. Seconded by Kevin Sandwick. Motion passes.

There was some discussion regarding how to zone the property at 511 Second St. that is owned by a church but currently zoned commercial. Parcel No. 171000700000. Should be zoned as Public. Discussion about possibly adding as #26 to our list. Jeff Heit made a motion to zone Parcel No. 171000700000 as Public. Seconded by Pat Sandstrom. Motion passes.

Also, some conversation about 505 2nd St, regarding what zoning category that should

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be. We will add this item to our list.

Item #9 – 211 Second St. Southeast corner of Second and Prairie St., Parcel ID No. 171001050000. The zoning was recently changed from Commercial to Residential. Jeff made a motion to show this parcel as residential on our zoning map. Seconded by Pat Sandstrom. Motion passes.

Item #10 – 18 Third St. Parcel number 171004040000 and 171004010000. There were a few boundary changes made recently in this area, lots were merged and boundaries adjusted. One lot was residential, another part commercial (the southeast corner of block 43). The property owner has indicated a preference for zoning all of the merged property commercial. Our existing map shows all residential zones in this area. Mike Michaud made a motion to indicate that parcel No. 171004040000 also known as 18 Third St be shown as all residential on our new map. David Sandwick seconded the motion. Motion passes.

Item # 11 – Parcel No 171003930000. It looks like two lots got merged here. The issue is to accept the county zoning map lot lines for this parcel. Dan Fedie indicated that there was some activity here in November 2017. He thinks it might have been rezoned then by the Village board. Jeff Heit made a motion to keep this residential as shown on our existing map. Pat Sandstrom seconded the motion. Motion passes.

Item #12 – Parcel No 171004090000. The size of this parcel has been reduced since our zoning map was created. Jeff Heit made a motion to accept the county map new boundaries and keep all the zoning as residential . Motion seconded by Pat Sandstrom. Motion passes.

Item #13 – 25 Fourth St. Parcel No. 171004020000. This was part of the lot boundary changes involved with the 18 third St changes. The shape of the property changed from our existing zoning map. Jeff Heit made a motion to accept the county map boundary changes and keep this zoned residential. Motion seconded by Tom Latane. Motion passes.

Item #14 – Dunn St. Multiple lots in block 22. The residents are getting together to move lot lines. No paperwork submitted yet. The consensus was that no action needed yet since no action needed.

Item #15 – Block P on our Zoning map. No zoning category assigned. The old Village Square? There are five houses on the Block , all residential dwellings. Tom Latane made a motion to have all of Block P categorized as Residential. Seconded by Kevin Sandwick. Motion passes.

Item #16 – Multiple properties in Block 3,4,5,6. The lot boundaries on our map do not match the county map lot boundaries. Need to clarify if we are going to accept the county map lot boundaries and verify zoning. Randy made a motion to Accept the county map lot boundaries and set zoning category as residential. Motion seconded by Dan Fedie. Motion passes.

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5. **Set next meeting date** – Next Meeting will be April 23, 2025 at 6 pm.

6. **Adjourn**

Mike Michaud