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PLANNING COMMISSION MEETING

Village of Pepin Municipal Building
Wednesday April 23, 2025, at 6:00 PM

MINUTES

1. **Call meeting to order** – Randy called the meeting to order at 6 pm.
2. **Roll call** – Members present were Randy Kallstrom, Mike Michaud, Jeff Heit, Pat Sandstrom, Kevin Sandwick, Tom Latane, Dan Fedie.
3. **Approval of Meeting Minutes from meeting on 04.08.25** – There was discussion regarding item #8, adding words "to be" before the word "defined." Also, there was discussion regarding deleting a duplicate phrase in item #14. Jeff Heit made a motion to accept the Draft Minutes with those two modifications. Seconded by Pat Sandstrom. Motion passes.
4. **Discussion/Action Regarding updates to the Village Zoning Map** – The Commission continued its review of the List of zoning changes needed to the Zoning map beginning at item #17.

Item 17 – Parcel Numbers 171002950000, 171002950001, 171002950002.

This is an area on Boyd St that was recently subdivided into multiple lots. It is currently zoned residential. Our Zoning map is outdated on recorded lot boundaries. Tom Latane made a motion to accept county map lines. Seconded by Jeff Heit. Motion passes.

Item 18 – Parcel Number 171003680000. These are multiple lots on our map in the west Marina area and are now shown as residential on our Zoning Map. Tom Latane made a motion to show these as zoned Public and include the use of these in our written ordinance text yet to be developed. The motion was seconded by Pat Sandstrom. Motion passes.

Item 19 – Parcel Number 171003700000. This parcel near the boat ramp is owned by the Sportsman's Club. The property is shown as Commercial on our map. The lot boundaries on our map are different than on the County map. Jeff Heit made a motion to change this to Public from the current Zoning as Commercial. Kevin Sandwick seconded the motion. Motion passes.

Item 20 – Parcel Number 171004680010. These are the apartments just west of the nursing home. The current zoning is shown as residential. After some discussion about the current use, Pat Sandstrom made a motion to change the zoning to Commercial. Seconded by Jeff Heit. Motion passes with Mike Michaud and Tom Latane voting no.

Item 21 – Parcel ID Numbers 171004850000, 171004710000, 171004830000, 171004830001, 171004720000, and 171004720001. The county map shows six parcels. There are just five lots on our existing map, all owned by the winery. On the county map there are six lots shown owned by the winery and the lot boundaries are all different than on our map. On our existing map two are zoned Light Industrial, the other three are shown as Commercial. Tom Latane stated that this area was originally designated an Industrial Park.

Dan Fedie made a motion to set the zoning on the six parcels shown on the county map to commercial, seconded by Mike Michaud. Motion passes.

Item 22 – Parcel ID Number 171004320000 as shown on the county map. Our existing map shows this property as zoned commercial on the western third of it and as residential on the eastern 2/3rds. The property recently changed owners and is now owned by the neighbor to the east. Pat Sandstrom made a motion to accept the county lot boundaries and set the zoning on the property to residential.

Item 23 – Parcel Number 171003880000. This is a 34 acre parcel east of Dunn St and south of Dump Road. It is currently shown as zoned Light Industrial and being used as agricultural. After some discussion Randy Kallstrom made a motion to change the zoning on this parcel to Residential. The motion was seconded by Pat Sandstrom. Motion passes.

Item 24 – Parcel Number 171002220000. This is property located at 404 Lake St. Our current zoning map shows this as zoned Low Impact Commercial. A previous use was discussed. The current use is residential. Randy Kallstrom made a motion to change the zoning to Residential. The motion was seconded by Jeff Heit. Motion passes.

Item 25 – Parcel Number 171001430000. This property address is 608 Third St. It is shown as zoned Low Impact Commercial on our existing map. The current use is residential and rented. Jeff Heit made a motion to change the zoning to residential. Seconded by Kevin Sandwick. Motion passes.

Item 26 – Parcel Number 17100070000. This property address is 511 Second St. The property is shown as Low impact Commercial on our current zoning map. It has been purchased by the Immanuel Lutheran Church and is now used for church related activities. Tom Latane made a motion to change the zoning to Public, with the provision that our yet to be written text for the Public Zone include this use in its scope. Motion seconded by Kevin

Approved:05.08.2025

Posted:05.13.2025

Sandwich. Motion passes.

Item 27 – Parcel Numbers 171000690000 and 171000670000. These are commercial zoned now, previous usage was commercial. The property is being used as residential. After some discussion, Tom Latane made a motion to change the zoning on these two parcels to Low Impact Commercial. The motion was seconded by Mike Michaud. Motion passes.

The Commission also discussed the following issues not previously on our list.

Item 28 - Discussion of Block 33 parcels 171002500000 and 171002500001. This is property now owned by the school located at 510 Dunn St. It is open field currently. It is now zoned for Light Industrial. Jeff Heit made a motion to rezone as Public. Seconded by Tom Latane. Motion passes.

Item 29 - Discussion of Block 33 parcels 171002490001 and 171002490000. Located at 210 Fifth St. These parcels are owned by Jason Brieting. After some discussion no action was taken.

Discussion of WWTP parcel now shown as railroad right of way on County Map. The consensus was that this is an issue to be discussed with the county. The facility likely needs an address for 911 calls. It is shown as Public on our Zoning map.

Discussion of parcels 171002870000 and 171002870001. These are parcels now owned by the Lion's Club. Currently shown as Commercial on our Zoning Map. They do not pay taxes on this property. Mike Michaud moved to show these lots as Public on our Zoning Map. Motion seconded by Tom Latane. Motion passes.

5. **Set next meeting date** - Next meeting has already been set for May 8, 2025 at 6 pm.
6. **Adjourn** – Randy made a motion to adjourn, Pat Sandstrom seconded. Motion passes.

Mike Michaud