

Approved: 7/2/2024

Posted: 7/3/2024



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PLANNING COMMISSION MEETING

Village of Pepin Municipal Building

Tuesday May 7, 2024, 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, Tom Latane, Dan Fedie, Kevin Sandwick, Pat Sandstrom, Jeff Heit, Mike Michaud. Also present were Julie Wheeler, Pat and Dennis Wodele, Jack McDonough, Bob Walsh, Larry Stahl, and Dan Lerum.
3. **Select a chair, Welcome new members** – Julie Wheeler presented materials about the function of a Planning Commission, committee responsibilities, and Walking Quorums.
4. **Approval of Meeting Minutes** – The Draft Minutes from 4/16/24 were amended as follows. 1) Jeff Heit's name was added as in attendance. 2) The motion language regarding the sign request at 415 3rd St. for Denay Kelly was changed to read as follows: "Tom Latane made a motion that we recommend approval for any number of signs for Denay Kelly that are flat on the utility sheds for sale at 415 third street, with a combined total square footage not to exceed 32 sq. ft." 3) The language in the minutes for the sign request at N1000 County Rd. CC were edited to change the word shed to the word buildings. Mike made a motion to approve the minutes from April 16th as amended with these corrections. Tom Latane seconded the motion. Motion passes.
5. **Public Hearing on Rezone request from Commercial to Residential at 211 Second St** – Dan Fedie clarified that the 211 2nd St address corresponds to Lot 5 of Block 12 on the Village plat map. Pat Wodele asked about setback distances from Prairie Street for this property. Jeff Heit indicated it would be 20 ft if Residential and zero if Commercial.

There was discussion of the problems with setbacks for the building at the location on the North and East sides of the property. Pat Wodele stated that she doesn't care if the existing building is over the line on the north side. Jack Mc Donough stated that he is OK with the requested change.

Tom Latane asked Dan Lerum about the possibility of a zoning change to Low Impact Commercial instead of to Residential. This would preserve the 2nd St business district

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possibilities for the long term at this location. He also pointed out that the Low Impact Commercial category allows for 100% residential use of the property. Jeff Heit pointed out that there would be different concerns for future LUCRs at that location depending on the Zoning Category. Dan Lerum stated his request is to change it to be Residential, not Low Impact Commercial. Pat Wodele said she would have concerns about what it would become in the future if it was Low Impact Commercial. There being no other commentors Randy made a motion to close the Public Hearing portion of the meeting. Pat Sandstrom Seconded the motion. Motion passes.

6. 211 Second St Rezone Request - Discussion/Action on a request by Dan Lerum to rezone the property located at 211 Second street from Commercial to Residential.

Jeff Heit pointed out that the lot size is too small, and it does not meet the minimum lot size requirements for a residential lot. Mike Michaud pointed out that Dan Lerum is requesting variances from minimum setback requirements on the east and north side, and for a variance from minimum residential lot size requirements. He also stated that this lot is a problem no matter which way it is zoned, as part of the building appears to be in the street right of way, it has been like this for a long time.

Dan Fedie expressed concerns that the meeting Agenda and the Public Hearing notice did not contain specific reference to the request for these variances along with the request to rezone.

There was discussion about the building to lot size ratio, and whether there was a problem with that issue. Mike Michaud pointed out that Chapter 151.036 has a maximum building to lot size ratio of 50%. His calculations show that this property is way below that limit as is, the lot size is 4624 sq ft, the existing building size is 1260 sq ft, and even if future planned additions of a 20' x 24' building were added, the ratio in that case would be about 38%. Still below the 50% limit.

Mike Michaud pointed out that the properties to the south of this lot are zoned Commercial, properties to the east, west, and north are zoned residential. There is no spot zoning issue here as there are contiguous properties zoned either residential or Commercial.

There was discussion about the setback variances required. Dan Fedie stated he had concerns about whether the variances requested were properly noticed. Dan Lerum pointed out that the need to accept setbacks and lot size issues must be part of your rezone decision otherwise you will be breaking your own ordinances. Dan Lerum also stated that he identified in his written request to rezone that these lot size and setback variances would need to be recognized. Mike Michaud stated that accepting the setback issues are inherent in the request for rezoning and should be addressed in any motion as a decision to rezone cannot be made unless the setback and lot size problems are recognized and accepted as an existing situation. Pat Wodele stated that a new survey would likely be needed to determine exact lot boundaries. Mike Michaud pointed out that in addition to the Public Hearing Notice, letters were sent out to all property owners within 250 ft of this lot notifying them of this rezone request.

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Jeff Heit stated that since he is now a voting member of this Commission that he would make a motion to approve the requested rezoning change in zoning from Commercial to Residential, recognizing that a variance in minimum residential lot size is required and recognizing that pre-existing non-conforming setback issues exist in terms of east side setbacks and north side setbacks associated with the existing building. Seconded by Pat Sandstrom. Motion passes 6 to 1 with Dan Fedie voting no.

7. **Set next meeting date** - To be determined.
8. **Adjourn** – Randy made a motion to Adjourn, seconded by Jeff. Motion passes.

Randy Kallstrom
Chair