

Approved:02/04/2026

Posted:02/05/2026



"Equal opportunity Provider & Employer"

508 Second Street, P.O. Box 277, Pepin, WI, 54759, Phone 715-442-2461
Emails: clerk@pepinwisconsin.org and treasurer@pepinwisconsin.org

Planning Commission Meeting

Village of Pepin Municipal Building
Meeting Minutes – August 6, 2025

1. Called the meeting to order.
2. Roll Call: Randy K., Pat S., Steve W., Kevin S., Tom L., Jeffrey H.
3. Randy K., made a motion to nominate Pat Sandstrom as Secretary. Steve W. seconded. All approved.
4. Steve W. made a motion to approve the June 30, 2025 meeting minutes. Jeffrey H. seconded.
5. Public Hearing regarding a Conditional Use Permit under Chapter 115 regarding a license to operate a short-term rental at 1485 First Street. Jeffrey and Mary Pellegrin purchased the property and would like to continue renting the portion of the house that was a short-term rental from the previous owner. Jeffrey P. clarified the main house would not be a part of the short-term rental. Public hearing was closed.
6. Discussion/Action: Motion was made by Steve W. to recommend to the Village Board that the property on 1485 First Street be permitted to run the short-term rental as requested excluding the Main House. Pat seconded. Motion carried.
7. Public Hearing regarding a Conditional Use Permit under Chapter 115 regarding a license to operate a short-term rental at 306 7th street. The property is currently running as a short-term rental. There was some water damage done from a sewer back-up to the property in the basement which led to the basement being remodeled. Seeing a remodel was

Approved:02/04/2026

Posted:02/05/2026

done, the property owner would now like to make a duplex of the property and make 2 rentals. During the remodel some additional parking was also added. Public Hearing closed.

8. Discussion/Action: Motion was made by Pat S. to recommend to the Village Board to move forward approving the additional rental on the property at 306 7th Street making it a duplex. Jeffrey H. seconded. Kevin S. and Steve W. opposed.
9. Public Hearing regarding a request for an area variance to setback requirement for a deck located at 916 First Street. Robert and Jody Mayer would like to build a deck around the house but part of the deck would be in the street right away. Dan Fedie asked if the deck would encroach on corner vision. Jeffrey H. stated there would be no issue with corner vision and recommended that they proceed with their deck. Public Hearing closed.
10. Motion was made by Steve W. to recommend to the Village Board that the variance be issued and the deck be built on the 916 First Street property. Pat seconded. All in favor.
11. Randy made a motion that Pat Sandstrom chair a Short-term Committee to investigate the pros and cons of short-term rentals and report back to the Village Board.
12. Zoning Map Discussion/Action: Jeffrey and Randy met with Maria from the county to discuss the new zoning map. First draft of the map is nearly completed so we can move forward. This map will be an ongoing work in process. Discussed the alley called Spinster Lane where the Murray ladies live and Jeremy Marcks owns some trailer homes at the end of the alley. County is stating this alley is a safety issue for emergency access so we need to name the alley. Jeffrey made a motion to recommend to the Village Board to look into giving Spinster Alley a legal name so 911 emergency addresses to include the block between Main Street, Lake Street off of 7th Street. Tom L. seconded. All Approved.

Action: This needs to be brought forth to the Village Board for Action.

Jason and Angela Jahnke property Boyd up to 5th Street they would like to build a new garage. The new garage would line up on the village property and there are also 2 unidentified lots behind their property as

Approved:02/04/2026

Posted:02/05/2026

well that Curt Brownell is currently maintaining. No one is paying taxes currently on this property. Jeffrey and Randy will talk to Curt Brownell and report back.

Pepin Campground is asking that the 4 lots that are currently zoned residential be zoned commercial. Property could be used for a Splash Pad, cabins or storage units. This will be discussed at the August 25, 2025 meeting.

Tom L. had additional comments/questions regarding the new map:

406 Washington changed to residential

211 2nd Street should be residential – not commercial

300 8th Street should be public not commercial

Sewer Plant still residential

Tom L. presented a description for Public Zoning Property to be presented to the Ordinance Committee. See below:

“Property owned by the Village of Pepin for either public use or for the purpose of carrying out Village functions or maintenance and not accessible to the public. Property owned by other governmental entities Pepin County or township. Property owned by church congregations’ and property owned by public services organizations”.

Motion made by Randy to recommend to the Village Board to give this Public Zoning Property description to the Ordinance Committee and add this motion to the next Village Board meeting. Steve W. seconded.

Motion carried.

Motion made by Jeffrey to direct the Village Board to move forward with the new map and changes made by Maria along with sending letters out to the property owners that had changes made. Seconded by Kevin.

Motion carried.

Motion made by Jeffrey to adjourn. Steve W. seconded. Motion carried.

Next meeting August 25, 2025

Pat Sandstrom-Secretary