

Approved: 10-15-2024

Posted: 10.16.2024



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## **VILLAGE OF PEPIN BOARD MEETING**

Village of Pepin Municipal Building

**Monday, September 9<sup>th</sup>, 2024, at 7:00pm**

### **Minutes -**

1. **Call Meeting to Order**-Randy called the meeting to order at 7:00pm.
2. **Roll Call**-Randy Kallstrom, Mike Michaud, Shannon Van Allen, Kelsey Gilmore, Vicki Kosok, & Pat Sandstrom were all present. Toni Raethke was absent. Others present were Julie Wheeler, Tracy Rundquist, Jeff Heit, and Jesse Van Alstine.
3. **Public Comments**-Terry Schoonover introduced himself. He is running for State assembly District 29.
4. **High Speed Internet**- Presentation by SwiftCurrent Connect. Stephen Pair gave a presentation to the board and provided the village with a link to the VETRO Fiber Map. He went over how the fiber will be brought into town. They plan to start locates next week and hope to have the main line in in a months' time. Then they will start connections to homes and businesses.
5. **Clerk's Report**- Approval of 7.29.2024 and 08.19.2024 meeting minutes.
  - 1) **Motion** was made by Pat to approve the 7.29.2024 Special Board meeting minutes. **Second** by Vicki. All ayes, motion approved.
  - 2) Randy wanted to make a comment regarding item 15 of the 8.19.2024 meeting. He wanted to make sure that the public understand that the sportsman's property taxes are being paid by the village from the Boat landing funds, not taxpayer monies. A **motion** was made by Pat to approve the 8.19.2024 minutes. **Second** by Kelsey. All Ayes, motion approved.
6. **Treasurer's Report**- Approval of Treasurer's Report. Shannon made a **motion** to approve the treasurer's report as presented. **Second** by Vicki. All ayes, motion approved.
7. **Laura Days**- Discussion/Action on waiving fee for Food Trucks at Laura Days event. Sue Fedie spoke to the board regarding the food vendors for Laura Days. She provided 4 applications with certificates of liability and proof of licensure. As these vendors already paid the LIW days to be in the park, Sue asked that the village waive the fees for each applicant. A **motion** was made by Pat to waive the fees. **Second** by Vicki. All ayes, motion approved.

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8. **Police Report-** The report was provided in the packet. There were no questions for Jesse. Jesse reminded everyone of the busy weekends coming up with Laura Days and Flood Run. He also reminded the Board that there will be Police training September 24<sup>th</sup> through the 26<sup>th</sup>.
9. **Ambulance Report-**The report was provided in the packet. No one was available from the ambulance.
10. **Fire Department Report-**Chief gold reported that there are still 17 active members of the fire dept. and went over the calls for the last month. Upcoming events are the annual pancake breakfast for Laura Days, and Big Wheel Rally Oct. 7<sup>th</sup>. Lastly Dustin informed the Board of the Walk-in Rescue Truck that they recently purchased at an auction. The truck was parked out front if anyone wanted to look. He was very appreciative of the fact that the village allows them to put any unused budgeted money in a savings account to be used toward larger purchases such as this. They were able to purchase the rescue truck with those funds and save the village money. The accepted bid was \$10,075.00 with a final cost of \$11,082.50.
11. **Attorney's Report-**No report, Jon is on vacation.
12. **Zoning administrator's Report-**Jeff's report was in the packet, he had one demolition permit, a covered deck permit, and lots of phone calls.
13. **Tourism Commission-** Quarterly update-The Pepin Tourism Commission has been busy through the summer with events that encourage tourism in Pepin. Funding has been given to support Laura Days and to the Grateful-Thankful holiday campaign that will promote our region along the Wisconsin side of Lake Pepin during November and December. The experiment with hiring a social media influencer was successful. We got some excellent press from Miss Northerner, with some very nice drone footage and a great blog piece about our lovely community. As of now, the tourism commission is working on the fall/holiday campaign. We will put a focus on the 2025 shoulder seasons of spring and fall and hope to involve WCOW in some larger-scope tourism-related projects. We remind everyone that our meetings are open to the public.
14. **Planning Commission-** 1) Discussion/Action on a subdivision request by Larry Dokkestul for an existing residential lot located at 1475 First Street. Mike Michaud provided the Board with the information that the Planning Commission recommended granting the Larry Dokkestul request to subdivide the property at 1475 First street as requested. The existing lot is large enough that when subdivided as proposed on the survey map both of the new lots meet the required minimum lot size. There was some discussion regarding creating a non-conforming lot where the garage sits. Larry has indicated his intention to file a LUCR soon to convert the existing garage building into a residence. Mike Michaud made a **motion** to grant the subdivision request. **Second** by Pat. All ayes, motion approved.

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2) Discussion/Action on a request by Alisha Hoyt for a Conditional Use Permit under Chapter 151.038, Low Impact Commercial Area to allow outdoor sales for a property located at 910 3<sup>rd</sup> St. Parcel ID No.171003240000. Mike Michaud provided the Board with the Planning Commission information/recommendation on this issue. The lot is Zoned Low Impact Commercial as determined by board action back in 2009. The Commission discussed whether this request to sell utility storage sheds

Classifies as "outdoor sales", which are prohibited in this zoning category or whether this is a "Low volume and specialty sales "activity which is allowed in this zoning category. The Commission decided these were more like low volume specialty sales activities and recommended granting a Conditional Use Permit to allow the sale of these storage sheds. If approved, the next step here would be for the applicant to file a LUCR showing the shed locations and their setbacks. Mike Michaud made a motion to grant a Conditional Use Permit for sales of storage sheds and similar structures at 910 Third St. **Second** by Kelsey. All ayes, motion approved.

15. **LUCR Applications-** Discussion/Action on changes to the application for Land Use Construction. After some discussion, Kelsey made a **motion** to approve the changes to the LUCR application with the removal of Inspection & Reinspection fees on page 3. **Second** by Pat. All ayes, motion approved.
16. **2024/2025 Fuel Bids-** Discussion/Action-The Village received bids from Alcivia, Feils Oil Co., and Quality propane for the 2024-2025 season. After some discussion a **motion** was made by Pat to accept the bid from Feils Oil Co. at \$1.326/gallon. **Second** by Shannon. All ayes, motion approved.
17. **Discussion/Action on Chapter 115 short-term Rentals-**Regarding a possible Planning Commission Study on need for ordinance changes due to changed circumstances regarding High-Speed Fiber availability throughout the Village. Mike Michaud presented this as a request to have the Planning Commission study whether or not changes to Chapter 115, our Short-Term Rental License Ordinance, to determine if we need to consider changes to our ordinance based on the recent development of having high speed fiber Internet available to all the homes in our Village. Up to now only a fraction of the homes have been able to get reasonable speed Internet service if they happen to be in line of site with the HBC company towers. His concern is that since having high speed Internet is a key component in any short-term rental business, up to now there have been limited residential homes that have been attractive candidates for this type of activity. If every home has this fiber service available, we may see increased requests for additional licenses. He stated there is also likely increased demand for Short Term Rentals due to the recent ongoing construction of a new large wedding venue facility just outside the Village Limits. Pat Sandstrom indicated that she understands they already have about 50 wedding reservations for that facility. Shannon Van Allen made a **motion** to have the Planning Commission study these issues and report back with recommendations in 90 Days. **Second** by Vicki. 5-eyes, Pat Sandstrom opposed. Motion approved.

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18. **Public Comments-** Larry Stahl stated that in his opinion, we do not need any more VRBO's in Pepin.
19. **Set Next Meeting Date-** The next meeting will be on Tuesday, October 15<sup>th</sup> at 7:00pm  
As October 14<sup>th</sup> is a Federal Holiday.
20. **Motion** was made by Pat to go into Closed Session as per SS 19.85 (1) (c)  
Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility was made, and per SS 19.85 (1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. **Second** by Vicki. All ayes, meeting went into closed session.  
**Motion** was made by Randy to close the closed session. **Second** by Vicki. All ayes, closed session ended.
21. **Reconvene into open session-**Discussion/Action on items discussed in closed session.  
Randy made a **motion** to reconvene into open session. **Second** by Shannon. All ayes, meeting reconvened.
  - 1) Pat made a **motion** to back pay the zoning administrator per the agreement with the board at the Dec.11, 2023 meeting 50% of all LUCR fees in addition to his wage. **Second** by Vicki. 5-ayes, Kelsey abstained due to Jeff being her father. Motion approved.
  - 2) Randy made a **motion** to reinstate the TIF agreement for the Pepin Motel now that they are back in compliance. **Second** By Shannon. All ayes, Motion approved.
22. **Adjourn-** A **motion** was made by Shannon to adjourn. **Second** by Randy. All ayes, meeting adjourned.

Julie Wheeler, Clerk