

Approved: 4/16/2024

Posted: 4/17/2024



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PLANNING COMMISSION MEETING

Village of Pepin Municipal Building
Tuesday January 16, 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, Mike Michaud, Toni Raethke, Dan Fedie, Tom Latane, Jeff Heit.
3. **Approve Meeting Minutes** – Dan Fedie stated that the references to 2010 in the draft minutes were inaccurate. Dan Fedie made a motion to approve the draft meeting minutes from November 29, 2023, with the change of reference from 2010 to 2008. Seconded by Tom Latane, Motion passes.
4. **Public Hearing regarding area variance from Ch 151.036 for Carport at 210 4th Street.** Randy stated he is abstaining from the decision and discussion. No one from the public was present to provide comment, so the public hearing portion was set on the table until someone shows up to speak.
5. **Discussion/Action regarding area variance request at 210 4th St.** Dan Fedie asked when the LUCR for a temporary carport because of a health and financial hardship was submitted. There is no date on the LUCR. It was sent to Roy when he was Zoning Administrator. Dan thinks this property is lots 1 & 2 in Block 24. Dan asked what the setback requirements are here. Mike Michaud explained that the setback of concern is from 4th St. The requirement is a 20 ft set back from the 4th St. Road right of way. He had pictures showing a measurement from the survey stakes that are at the North end of the property that shows that the north stakes for the proposed carport location are 83 ft from the back edge of the two lots.

The issue is that the proposed carport location is at least partially within the 20 ft setback area from the 4th St right of way depending on whether the lots are 50 ft each or 55 ft each. Toni stated that this level of detail about the actual incursion into the setback area might not be a critical value since they are requesting a temporary variance. Mike pointed out that this carport is not a permanent structure, it is more like a tent than a building. Tom Latane stated that this is a unique situation because of the handicap hardship. Mike pointed out that there

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already is a handicap ramp here that is sort of a precedent for this location was previously installed from the door that intrudes into the setback area.

Jeff Heit asked about what the time period is that is being considered for this temporary request. Toni suggested that we could limit the time of the variance to be for as long as the handicap person is living there. If she is not there, there is no need for the variance.

Randy stated that we can close the public hearing portion of the meeting that was tabled earlier since no one has shown up yet to speak about the issue.

Tom Latane made a motion to Grant a temporary variance based on health disability for a temporary carport structure at the location indicated by the existing stakes, for as long as the applicant lives there, to extend no more than six months after the applicant no longer lives there or the property is sold which ever comes first. Mike seconded the motion. Motion passes.

6. **Updating the Zoning Map** – Mike Michaud explained that Roy has now updated the draft map to include the current 2023 zoning details based on the county records.
7. **Set next meeting date** - No date was selected.
8. **Adjourn** - Randy moved to adjourn, Tom seconded. Motion passes.

Mike Michaud
Chair