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## PLANNING COMMISSION MEETING

Village of Pepin Municipal  
Building

Monday March 14, 2022, at 6:30 pm

DRAFT  
MINUTES

1. **Call meeting to order** – Meeting called to order by Randy Kallstrom at 6:30pm.
2. **Roll call - Members** present were Mike Michaud, Randy Kallstrom, Toni Raethke, Tom Latane, Mike Schultz, also present Roy Forsstrom, Anthony Sander, Todd Dolan.
3. **Approve Meeting Minutes -**
  - a. Review and approval of 2/07/22 meeting minutes – Randy Kallstrom moves approval of the draft minutes, seconded by Mike Schultz, motion carries.
  - b. a. Review and approval of 2/15/22 meeting minutes – Randy moves approval of draft minutes, seconded by Toni Raethke, motion carries.
4. **Follow up Discussion and Action on request for a USE VARIANCE at 1485 1st Street to allow a dwelling use in a detached accessory building (garage)** – Roy described that the property has two structures, two water meters, owners want to operate detached garage apartment as a Short-Term Rental. We held a hearing on 2/15/22. Fred Weber reviewed the building plans, they seem OK. Todd Dolan agreed buildings not attached. Building passed State Tourist Rooming House Inspection, they have a state Tourist Rooming house License. Roy stated that the owners have demonstrated a hardship if they cannot use the apartment as built as a dwelling unit. Roy recommends granting a Use Variance for a second dwelling unit in the detached garage for the current owners, for the current proposed use, it expires upon the sale of the property, or the Village adoption of an accessory dwelling unit ordinance, whichever comes first.

Todd Dolan confirmed he interprets the existing situation as two independent structures not attached. Anthony Sander stated that the Short-Term Rental part of this has nothing to do with their basic request to be able to use the space as a dwelling unit. The building has been used as the same form and function for thirteen years, and prior to their purchase. Why is this issue being raised now? Mike Michaud stated that our zoning ordinance only allows one dwelling per lot.

Todd reminded the group that this might set a precedent for others to upgrade their garage to a dwelling unit. Mike Schultz made a motion to adopt Roy's recommendation for a use variance using his language. Motion seconded by Tom Latane. Mike Michaud stated that in his view either the structure is good for a dwelling unit or it isn't. Limiting the variance to just this owner doesn't make sense. Mike Schultz requested to amend his motion and requested Mike Michaud to make a motion statement for language without limiting it to this owner. Mike Michaud

stated that given that the structure appears to meet the standards required for this purpose, he would make a revised motion statement to grant a use variance for a second dwelling unit at this location, and this location only, in the detached garage. Toni Raethke seconded the amended motion. Motion passes 4-1, Tom Latane voting no.

5. **Set next Meeting Date** – To be determined.
6. **Adjourn** – Randy made a motion to adjourn, seconded by Toni. Motion passes.

Mike Michaud