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Planning Commission Public Hearing

Planning Commission Meeting

Village of Pepin Municipal Building

Tuesday June 17, 2025, at 5:00 PM

MINUTES

1. **Call meeting to order** – Randy called the meeting to order at 5pm
2. **Roll Call** – Roll call was completed with the following members present: Randy Kallstrom, Pat Sandstrom, Steve Westman, Kevin Sandwick, Jeff Heit, Tom Latane, Brittany Dondlinger
3. **Approval of meeting minutes** – Minutes from 5.8.25 were reviewed. Tom did note that on page two there is a reference to it not being possible to limit what people can do with their property (regarding using them as short-term rentals) and clarified that this isn't exactly accurate and more related to the types of limits that might be available. Randy stated his comment was noted. **Motion** made by Pat to approve the minutes, **seconded** by Kevin.
4. **Public Hearing** – The public hearing regarding the conditional use permit for a license to operate a short-term rental commenced. A correction was made by Dan, the applicant of the conditional use permit, that the address is 403 Second Street and not 402 which was the address listed in the packet.

Attendee Dan asked if the property was zoned residential or commercial with Jeff and Mike (in continued advisor role) noted it was residential. Attendee Jill added she is an immediate neighbor to the property and could allow parking down the hill on Main Street to help meeting the parking requirements. Jeff did note this can be challenging for a scenario like if she were to sell her own property and a future owner didn't agree with the plan. Jill additionally added she feels there is ample parking even at the peak of summer. Attendee Remy voiced that she feels the property in question shouldn't be zoned residential because it doesn't meet minimum lot size requirements. Mike asked about the occupancy level and the applicant Dan stated the maximum occupancy would be four. Mike also added that this particular intersection is crowded. Attendees Mary and Dan along with Tom and Mike engaged in continued discussion about the zoning status of the property (commercial vs residential) and possible discrepancies on the map about which is accurate. Mike also added that the village in the midst of updating the zoning map along with work at the county level to improve this for the future. Attendee Dugan spoke on behalf of attendee Pat about concerns that she will be crowded out of parking at her own apartment and it was asked if residential parking permits may be needed in the future for permanent residents living in this area. Randy noted this may be a possibility. Attendee Jeremy asked if the village was trying to limit short-term rentals and Kevin later read a portion from the short-term rental ordinance in response. Upon further review, Mike noted that property at 403 Second Street is in fact zoned commercial, not residential. Because of this, the property doesn't need a conditional use permit because STRs are an acceptable use for commercial properties. There was additional discussion to clarify/confirm this amongst both

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commission members and attendees. Attendee Nan did ask if it was possible to place a cap on STRs so more do not continue to be added without a long-term plan in place on how to regulate them appropriately. Jeff did note that the number of occupants allowed should be added to the applicant's information along with Mike noting the ordinance should be added to the manual. Brittany asked applicant Dan his history/intentions with the property. He noted he bought it intending it to possibly be a second home, due to health issues did not do this, and is currently hoping to rent it out as an STR with long-term plans unclear. Some additional discussion clarifying the requirements of a residential vs commercially zoned property in terms of STRs were discussed as well.

- 5. Discussion/Action** – Jeff made a **motion** to accept the application pending the maximum occupancy information is added along with the ordinance policy to the manual. Pat **seconded**. All members approved, motion passed.

6/7. Discussion with the Tourism Commission members about density concerns surrounding current and future residential zoned short term rental locations/Public Comment

– Sue spoke of there being a consensus that some sort of action may need to be taken although feeling like laws are vague on what can be done. Brittany asked if something like limiting them to a percentage of a street or block or not being able to share property lines would be possible. Mike directed attention to 115.10 of the STR ordinance (“Long Range Planning”) noting that the planning commission is able to make recommendations to the Village Board regarding this for the general welfare of the community. Dugan added that Stockholm has tried to limit STRs to not being within 250 feet of each other. Pat spoke of the need to update the village's comprehensive plan which is outdated with Mike adding that the village was in the process of updating this when COVID in 2020 interrupted the process. Tom asked about the possibility of a moratorium with Randy questioning if this would be allowed. Mike stated about state statutes that empower villages to implement moratoriums. Attendee Jeff spoke about the challenge of a moratorium for people that have purchased properties specifically with the intention to use them as short-term rentals and not disrupting work that is already taking place on them. Brittany voiced feeling that people shouldn't necessarily assume that a home purchased will be approved to be an STR. Jeff responded that people may buy them expecting to have to follow/comply with the ordinance as it is currently written. Brittany did add that there are other housing issues in the town as well like lack of long-term rentals and a high number of seasonally occupied homes. Mike suggested continuing to accept applications but not processing them so they are held in a queue. Jill voiced concerns of high holding costs for STR during a moratorium and suggested the village focus on clarifying it's long-term plan. Pat questioned if the village could do something to encourage someone to invest in long-term housing, possibly through TIF and discussion of promoting long-term rentals. Steve shared a letter he'd received with the planning commission while attendee Jeff read this letter out loud to all present. Jeremy shared that he is hoping to add some long-term rentals in his trailer park but also stated he would rather have STRs than people buying second homes here. He voiced that he feels STRs can bring more business to town and provide some jobs (construction, lawn care). Mike referenced that currently the east of town generally lacks STRs, Jill questioned if there should be a designated area for STRs, and Pat spoke additionally of homes/businesses purchased with a goal of long-term housing. Jill and Jeff both spoke of a future start date for any moratorium to allow for planning with Jeff also questioning if legal counsel is needed to clarify what is/isn't allowed. Pat asked if tourism commission funds could be used to speak again with a lawyer they'd used when setting up the commission. Pat and Randy spoke about school enrollment data as this has been a concern amongst some in the village along with a need to

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continue to try to attract/retain permanent residents, possibly including those with children/families. Jeremy did ask about potential TIF funds for someone like him for long-term housing options and Mike spoke to TIF regulations/background info. Multiple members of the planning and tourism commissions discussed their thoughts on whether or not legal advice should be sought before considering something like a moratorium. One attendee questioned why tourism commission funds would potentially be used for a lawyer that would be against their own interests if a moratorium is being considered and attendee Denise asked why this was being rushed so quickly.

8. Discussion/Action - Ultimately, Pat made a **motion** to entitle Sue to contact the lawyer the tourism commission has connections with to determine if their funds can be used for this purpose as well as to verify if a suspension of STRs is possible, with Sue to bring this information back to the planning commission and any recommendations to be determined from there. Steve **seconded**. Members approving - Randy Kallstrom, Pat Sandstrom, Steve Westman, Kevin Sandwick, Jeff Heit, Brittany Dondlinger. Member opposing – Tom Latane

9. Set next meeting date - Pat made a **motion** to have another planning commission meeting on 6/30 at 6pm with Sue of the tourism commission invited to discuss Sue's findings with the lawyer and decide if there will be recommendations for the next board meeting on 7/14. Kevin **seconded**. All members approved.

10. Adjourn - Randy made a **motion** to close, Pat **seconded**.

Randy Kallstrom-Chair

Brittany Dondlinger – trustee