



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

ORDINANCE COMMITTEE MEETING

Village of Pepin Municipal Building
Monday July 24, 2023, at 6:00 pm

MINUTES

1. **Call meeting to order.** Mike Michaud called the meeting to order at 6 PM.
2. **Roll Call.** Members present Mike Michaud, Carrie Arens, Jennifer Lindahl, Dan Fedie. Not present Pat Sandstrom. Also present were Roy Forsstrom, Kim Seipel, and Mary Pellegrom.
3. **Review and Approval of Minutes from June 22, 2023, and from Public Hearings on July 10, 2023.** Dan Fedie made a motion to approve the minutes from June 22nd. Motion seconded by Carrie Arens. Motion passes. Carrie Arens made a motion to approve the minutes from July 10, 2023. Seconded by Jennifer Lindahl. Motion carries.
4. **Update on annual Recodification efforts.** Mike Michaud reported that the necessary paperwork had been submitted to American Legal. He explained that since we do not currently have a Chapter 14 Ordinance American Legal suggested changing our STR Ordinance to be number 114 instead of Ch 115. Roy stated that it would be a problem to redo all our paperwork for that Ordinance and requested they not do this. Mike Michaud said he would let them know.
5. **Discussion/Action on Sign Ordinance, Ch 151.060 changes.** A clarification of the language in Section 1, Para 1 was made. Much discussion about Political signs and opinion signs. Updates were made to Opinion Sign Definition and Political sign Definitions in Section 2. In Section 3, clarifications were made to language in items #1, #5, and #7. In Section 4, Commercial Signs, there was discussion around new item #4 regarding commercial property location based signage. The issue of convenience stores' sign total number, window locations, and corporate sign requirements was discussed. No consensus on language was reached for this item. In Section 5, Temporary Signs, discussion included adding language for directional signs for garage sales & Community events and separating out size requirements. Item tabled for further development.
6. **Discussion/Action on changes to Chapter 153, Uniform Dwelling Code to include Commercial Building Inspections.** Marry Pellegrom made a statement in support of doing this Ordinance. She said working with the state on items related to 400 1st St. is very hard. Difficult to get answers, sometimes weeks go

by. Anything you can do to move these reviews local is a good thing.
Discussion included discussion of comments received at the July 10th hearing.
Carrie moves to take this ordinance to the Village Board for final approval.
Motion seconded by Jennifer Lindahl, motion carries.

7. **Discussion/Action on process and content for needed updates to Ch 115 Short Term Rental Licenses.** Roy reported that we have one new location partial application so far. Renewal applications that are due July 31st are coming in a bit slow. A copy of an Ordinance from Ashwaubenon was provided as a sample of a comprehensive recently created ordinance.

The process discussion included whether a moratorium on issuing new licenses is needed while we develop changes, what process to initiate it might look like, and whether there could be a cap on the total number of STRs. Discussion of whether the interest in new ones is decreasing, what impact these STRs may be having on new home sales. It appears that most apartments in Commercial buildings on the riverside of Highway 35 are now STRs. Questions were asked about how many home sales are turning into STRs. Mary Pellegrom stated there is a right number of these, but we don't know what it is yet. We should find out what is that number. There are houses sold here that are not short term rentals. Others have been on the market for over a year. Mike stated that lack of jobs and adequate Internet service are reasons why homes may not be selling. There was a consensus that we need a good set of facts such as the rate of new STR development, and whether home sales are all going to STRs regarding the current residential housing situation in order to proceed. The issue was tabled without action.

8. **Adjourn.** Motion to adjourn by Mike Michaud. Seconded by Carrie Arens. Motion carries.

Mike Michaud
Committee
Chairman