

**VILLAGE OF STOCKHOLM MEETING MINUTES  
JUNE 13, 2023 at 6:00 PM**

**Meeting was called to order by Village President Dave Hanson  
Roll call \_ Dave Hanson, Dan Prokosch, Matt Anderson, Dennis Riechert  
Present. Jerry Larson was absent.**

**SPECIAL HEARING WAS CALLED TO ORDER BY DAVE**

**LIQUOR LICENSE APPLICATION CLASS B AND CLASS B FERMENTED MALT BEVERAGE  
FOR FAMA ENTERPRISES, LLC LOCATED AT N2047 SPRING STREET  
STOCKHOLM WI 54769 AGENT MATTHEW M ANDERSON. LICENSED PREMISE TO INCLUDE  
ENTIRE DINNING AREA AND OUTDOOR SEATING AND COVERED SEATING AREA.  
CLASS B LIQUOR**

**VOTE TO APPROVE THE CLASS B BEER AND CLASS B FERMENTED MALT BEVERAGE LICENSE  
YES, VOTE WAS MADE BY DAVE, DAN, DENNIS. MATT ABSTAINED FROM VOTING. MOTION CARRIED.**

**CLASS B FERMENTED MALT BEVERAGE  
RENEWAL APPLICATION LIQUOR LICENSE CLASS B BEER AND CLASEE B LIQUOR LICENSE  
-HUMBLE MOON SALOON W12128 STATE HWY 35 STOCKHOLM WI 54769  
OWNER: DAN PROKOSCH PREMISE BEING THE DINING ROOM, BAR KITCHEN,  
BASEMENT, OUTSIDE DECK, GARDEN AREA AND STORAGE AREA.  
YES, VOTE WAS MADE BY DENNIS, MATT AND DAVE. DAN ABSTAINED FROM VOTING.  
MOTION CARRIED**

**RENEWAL OF CLASS A LIQUOR LICENSE FOR THE WISCONSIN FOODS AND SUNDRIES INC. TRADE  
NAME STOCKHOLM PIE & GENERAL STORE, LOCATED AT N2030 SPRING STREET, STOCKHOLM  
WI, 54769 OWNERS STEVEN GRAMS AND ALAN NUGENT. PREMISE BEING UPSTAIRS EVENT SPACE,  
MAIN FLOOR CAFÉ AND STORE, GARDEN SEATING AREA ADJACENT TO BUILDING  
TABLES IN FRONT OF CAFÉ.  
YES, VOTE WAS MADE BY DENNIS, MATT, DAVE AND DAN MOTION CARRIED**

**RENEWAL OF CLASS B BEER AND CLASS B LIQUOR LICENSE FOR THE PALATE INC.  
LOCATED AT W12102 STATE HWY 35 STOCKHOLM WI 54769 OWNERS  
SHANA AND BRIAN FINNEGAN, NANCY FITZSIMMONS,  
AGENT PREMISES CONSISTS OF ENTIRE BUILDING.  
YES, VOTE WAS MADE BY DENNIS, MATT, DAN AND DAVE MOTION CARRIED**

Matt made a motion to adjourn the special hearing all were in favor.

-----Regular board meeting was called to order by Dave a 6:10 pm-----

Poem by John Graber – John read a poem titled “Green fire”

Additions/Deletions to agenda- Village of Stockholm Inclusivity

Clerk’s Report: May meeting minutes Dennis made a motion to approve the May Meeting Minutes seconded by Matt motion carried

Treasurer’s Report: May Financials Matt made a motion to approve the Treasure’s report  
Seconded by Dennis motion carried

Park Committee Report: Dennis gave the report  
Clean up projects are continuing after the flood  
Electric service is done  
Large trees that floated in to the park will stay in place for now.  
Problem with trailers being parked for long periods of time.

**Camp site 10 and 11 large portion of tree hanging over.**

**New signage will be placed the cost of signs \$300.00**

**Review Park Applications-Pepin Pride**

**Art Fair-14 sites will be closed.**

**The Play (We Sold out Homestead) – will be responsible for parking, 3 shows are being planned, tickets are \$18.00 per person. approximately 200-250 guests per-show. Tickets will be sold at the Pie Shop and on-line.**

**Zoning Administrator's Report:**

**1) Short-Term Rentals**

- a) . As requested, a draft letter was reviewed that the village could use to notify these operators that a conditional use permit is required.
- b) A conditional use means the use is allowed with certain conditions applied to make it more compatible with the zone classification.
- c) The village should consider approving a fee for a conditional use permit as there are costs to do the required newspaper and neighbor notifications.

**2) Flood Plain Commercial operations**

- a) Two property owners with residential homes in the floodplain overlay have requested approval to operate short-term rental businesses.
- b) Considerations for these specific properties
  - i) The village STR ordinance identifies STRs as a business.
  - ii) Habitable structures are not permitted in the floodplain
  - iii) One of the home structures was built prior to the adoption of the floodplain ordinance so this home is considered "legal, non-conforming"
  - iv) The other was built after the adoption of the floodplain ordinance and is elevated above the base flood elevation
  - v) Both short-term rentals are currently advertising and accepting reservations
  - vi) Both have Wi State Tourist Rooming House licenses for safety (railings, smoke detectors, GFIs, etc)and hygiene.
  - vii) The floodplain ordinance specifically prohibits commercial uses in the floodplain that involve structures.
  - viii) These properties have a private drive with a private railroad crossing. Locomotives do not sound their warning horns here (in the village) and there is not a warning sign at the crossing to inform visitors of that.
  - ix) The access road floods every year.
  - x) Use variances are not permitted by the floodplain ordinance
  - xi) There are significant safety concerns with commercial lodging in a floodplain.
- c) information from Local Communities:
  - i) Pepin County allows short-term rentals on Deer Island, which is also in the floodplain
    - (1) The county does not have any regulations concerning short-term rentals.
    - (2) The county does not consider short-term rentals as businesses. (a) Short term rentals are just another form of renting out your property to vacationers, like a lake cabin.
  - ii) The village of Pepin has three commercial uses in the floodplain. These structures are all raised above the Base Flood Elevation.

**3) Damage assessment from the 2023 Mississippi River flood**

- a) The floodplain ordinance limits the value of repairs to "legal, non-conforming" structures to 50% of the assessed value of the structure when the ordinance was enacted (in 2010). The total is accumulated over the lifetime of the structure.
- b) A record of property values was required in 2010.
- c) In May, a FEMA insurance adjuster required a homeowner on Barney's Point to confirm with the zoning administrator what portion of the 50% remained. No records are available.
- d) In lieu of historical records, 50% of the current assessed value (\$70,000) leaves \$35,000 in repairs until the structure is destroyed or raised above the base flood elevation
- e) Prior to issuing the letter, the homeowner has to submit a copy of detailed repair costs. This has not occurred.

**4) Zerby Development**

- a) Scott Zerby owns land that is designated bluff land. He would like to develop the land by using the path up the bluff he previously bulldozed without a permit. About 100 ft up the bluff he would expand a level area with a retaining wall and build an off the-grid "tiny house" structure.
- b) The village bluffland ordinance applies to this area since the bulldozed path and retaining wall are in an area with more than 30% slope.
- c) Mr Zerby will submit detailed plans for review by the zoning administrator and building Inspector
- d) the plan review will occur when one is submitted

**5) Property Development adjacent to the Village**

- a) A portion of the Bluffland in the Town of Stockholm was subdivided to allow development. Pepin County policy is that parcels in the bluff land overlay zone may be excluded if the parcel is not identified as a bluff.
- b) The only access to the property is through a driveway easement that starts on Mill Street and passes over agricultural land in the village.

c) There is notable opposition in the village for uses of the property other than agricultural, open space or single family homes.

A special meeting might be a good idea to hear the resident option on short term rentals

**Planning Commission Report:**

Dave will be joining the planning committee.

**PRAT Committee Report:**

Deposit of \$1220.70 on May 15, 2023

**Cemetery Committee Report:**

Sold a plot \$400

Tree and Head stone issues

A resident spoke with Dave about the poor condition of the cemetery

**New Business:**

**1. Review/sign contract for Chris Hines**

Residents spoke to the board about concerns/ideas with the contract

Hope Farm School Boys may be interested in mowing or helping with maintenance projects around the village. They do not have any equipment.

Matt made a motion to approve the contract with Chris from June 13, 2023 to the Village board meeting March 2024. Dan seconded the motion. 3 yes votes, 1 no vote. Motion carried

**2. ATV/UTV Possible Ordinance discussion**

Residents sent letters and spoke to the board about opposing the possible ATV/UTV ordinance. Noise, Safety, Traffic was the main concerns. No action was taken

**3. K & I Enterprises -Post office sidewalk repair and tuckpointing on the Village Hall updates. On hold on next month's agenda.**

**4. Cemetery road repair updates-Jim Sterry will do repairs when available**

**5. Updates and discussion on Pepin County zoning, State of Wisconsin plat review of certified Survey map prepared by Johnson-Scofield surveyors for the Wollschlager/village of Stockholm land exchange. Dave gave update and the documents have been recorded with Pepin County**

**6. Mr. Antiel letter to the Village-discussion and action-**

Discussion about how the letter got on social media.

Board members do not share information on social media.

Matt wrote an Inclusivity statement. Matt will make additions to the statement for a Resolution for the next meeting.

**6. Review and pay bills- Bills were reviewed and checks were signed.**

**7. Citizen concerns.**

**8. Set the date for the July Board meeting. July 11,2023**

**9. Adjourn meeting. Dan made a motion to adjourn the meeting at 8:35 seconded by Matt motion carried. and**

**Nancy Wolfe, Clerk/Treasurer**