

Plan Commission

Town of Pleasant Valley

Eau Claire County

December 9, 2024 Meeting and Public Hearing Minutes

Request to Reclassify Property No. 1801822509034109001 from Rural Lands to Rural Industrial

Plan Commission

1. Dan Hanson called the meeting to order at 6pm and introduced the Plan Commission to the attendees. Public Notices were published, sent to surrounding property owners and posted 30 days prior to said meeting.
2. Attendees: Plan Commission – Chad Green, Dan Green, Larry Natzke, Bill Pabich, John Norby, Frank Neibauer. Town Board: Dan Hanson, Scot Iverson, Doug Nelson (late arrival), Jen Meyer (serving as Clerk of Plan Commission)
3. Appoint Committee Chair – Motion (Frank Neibauer/ Dan Green) to appoint Bill Pabich as committee chair. 6-0 in favor of said appointment
4. A request to amend the Comprehensive Plan was received by Dave and Mindy Pedersen, owners of Pac Basic and represented by Russ Kiviniemi from Cedar Corp. The Pedersen's would like to expand their Pac Basic facilities. To expand, they need to add a road to access the new buildings. The Town is not interested in assuming a public road in an industrial area. In order to accomplish their goals, the property will need to be rezoned to a Planned Unit Development (PUD). Said property is currently classified as Rural Lands (RL) in the Town Comprehensive Plan and will need to be reclassified to Rural Industrial (RI) to accommodate a PUD zoning per county code. The Commission asked questions regarding the requested change.
5. Meeting adjourned to the Public Hearing at 6:20pm.

Public Hearing

Attendees were given the opportunity to ask questions, and express concerns or support of the amendment. Residents present: Wilson Lund, Gary Bollinger, Peter and Anna Geary. Mr. Bollinger and the Geary's had questions and concerns regarding the expansion and how it will affect their properties. Wilson Lund was supportive of the project. All questions were addressed by either the Pedersen's or Russ Kiviniemi. The public hearing closed at 6:45pm.

Plan Commission – Reconvened

1. Motion (Frank Neibauer/Chad Green) to approve Resolution Dated December 9, 2024, Recommending Ordinance No 24-15-04. Said Ordinance amends the Comprehensive Plan for the Pedersen Property from a classification of Rural Lands to Rural Industrial. Approved 6-0 by vote.
2. The Town Board will review and vote on the Ordinance at the Town Board meeting immediately following this meeting.
3. Motion (Frank Neibauer/Chad Green) to adjourn the meeting at 6:55pm. Approved 6-0 by vote.

Respectfully submitted,  
Jen Meyer, Clerk/Treasurer  
Town of Pleasant Valley

**Pleasant Valley Comprehensive Plan Commission**  
**RESOLUTION dated December 9, 2024**  
**Change Section 3.1 Future Land Use Plan**  
**Rural Industrial (RL) to Rural Industrial (RI)**

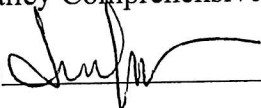
Whereas, the Town of Pleasant Valley Comprehensive Plan Committee being a advisory body of the Town Board, and

Whereas, the proposed Ordinance No.24-15-04 to amend the Town of Pleasant Valley Comprehensive Plan "Change Section 3.1 Future Land Use Plan Rural Lands (RL) to Rural Industrial (RI) was reviewed, and


Whereas, a public hearing was held on December 9, 2024 on said ordinance amendment to the Town of Pleasant Valley Comprehensive Plan

NOW, THEREFORE BE IT RESOLVED, the Plan Commission of the Town of Pleasant Valley, by a majority vote of the committee recorded in its official minutes, do hereby recommend to the Town Board of the Town of Pleasant Valley the adoption of said Town of Pleasant Valley Ordinance Amendment No. 24-15-04 to the Town of Pleasant Valley Comprehensive Plan.

Dated this 9<sup>th</sup> Day of December 2024  
Plan Commission Members:


Attested: 

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ORDINANCE NO. 24-15-04  
Chapter 8-Town Zoning and Development  
Adoption of Amendment to Comprehensive Plan

**An Ordinance to Adopt an Amendment to the Comprehensive Plan (Change Parcel from Rural Lands (RL) to Rural Industrial (RI)) of the Town of Pleasant Valley, Eau Claire, Wisconsin.**

The Town Board of the Town of Pleasant Valley, Eau Claire County, Wisconsin, does ordain as follows:

**Section 1.** Although the plan is intended to guide decisions and action by the Town over a 20 -year period, it is impossible to predict future conditions in the Town and amendments may be appropriate. The Town being faced with an opportunity that does not fit the plan but is viewed to be appropriate for the Town there is the need to amend the plan so that the decision is consistent with the plan.

**Section 2.** The Town Board of the Town of Pleasant Valley, Eau Claire County, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of an amendment to the comprehensive plan as required by said plan.

**Section 3.** The Town of Pleasant Valley Plan Commission, by a majority vote of the commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Change Parcel from Rural Lands (RL) to Rural Industrial (RI)".

**Section 4.** The following Comprehensive Plan Amendment is adopted pursuant to the terms of the plan.  
1)The adopted ordinance amendment to Town of Pleasant Valley Future Land Use Map (Map 9) contained in Appendix B will change approximately 30.95 acres of land from a Rural Lands designation to a Rural Industrial designation for Parcel Number 1801822509034109001 located in the NE ¼ of SE ¼, of Sec.03, T25N, R9W, Town of Pleasant Valley.

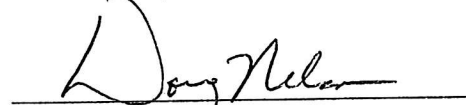
**Section 5.** The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document titled, "Change Parcel from Rural Lands (RL) to Rural Industrial (RI)".

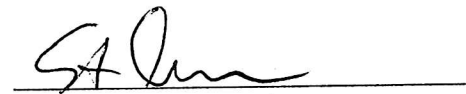
**Section 6.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and [publication/posting] as required by law.

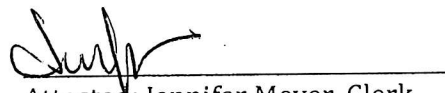
**Section 7.** The attached exhibit titled "Map 9 - Future Land Use - dated 12-9-2024", will replace Map 9 in the Comprehensive Plan.

Adopted on this 9th day of December 2024

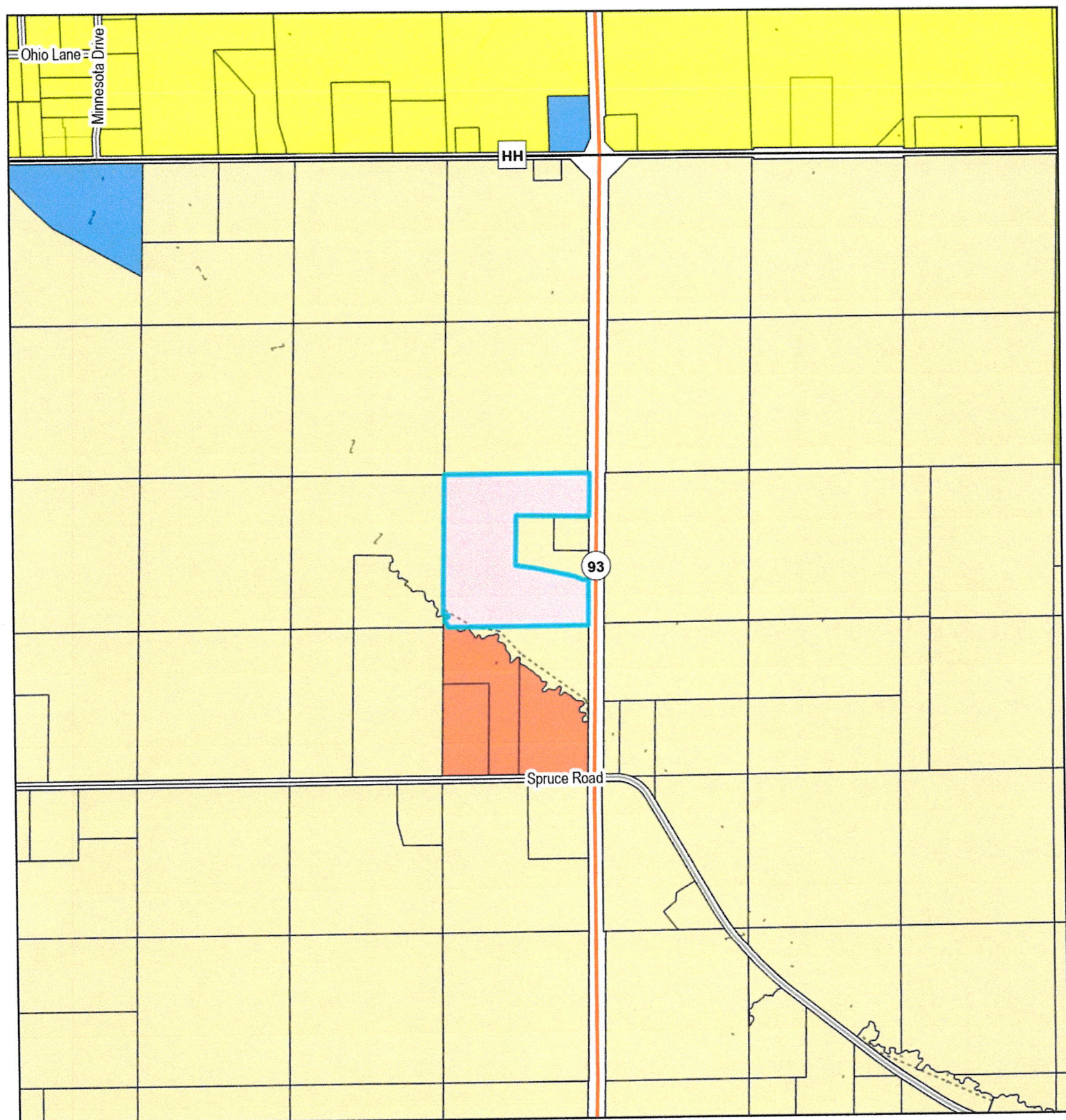
  
Dan Hanson, Chairman

  
Doug Nelson, Supervisor

  
Scot Iverson, Supervisor

  
Attested: Jennifer Meyer, Clerk





# Legend

## Future Land Use

- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational

- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands

- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use

## Road Centerline

### Road Class

- Interstate
- US Highway
- State Highway
- Ramp

- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation





Lions Club – Jason Vieth

-Jason proposed to the board the idea of removing the trees on the south lot line of the park to accommodate more parking for the car show and for safety reasons during the fireworks. The board is in favor of the project however any expense is the responsibility of the Lions Club.

-Jason also discussed the possibility of acquiring the property south of the park. If the landowner is willing to sell at an agreeable price, the Lions would give the monetary donation to the Town and the Town would purchase/own said parcel.

-Jason also shared the Lions need more storage space. The idea of adding an addition to the ball shed is an option. There is not any room for additional storage space around the chicken cooking pavilion.

CITIZEN INPUT

COMPLAINTS

OLD BUSINESS

NEW BUSINESS

Amend Comprehensive Plan – Ordinance No. 24-15-04

The Plan Commission met and held a public hearing prior to this meeting. The request was received from Pedersen Properties (Pac Basic) to amend the comprehensive plan for their property from a Rural Lands (RL) classification to Rural Industrial (RI) classification. Russ Kiviniemi from Cedar Corp, who is representing the Pedersen's, explained the intentions for the reclassification so that the Pedersen's can rezone to accommodate a Planned Unit Development. The Town Plan Commission approved a resolution recommending amending the Town Comprehensive Plan on this parcel from RL to RI.

**Motion (Nelson/Iverson)** to approve Ordinance No. 24-15-04 Amending the Comp Plan as presented. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Updated Schedule of Fines and Forfeitures – Resolution No. 24-16-19

Last month the Town Board approved an updated ATV/UTV Ordinance. The Ordinance number changed and needed to be reflected in our Fines and Forfeitures Schedule.

**Motion (Hanson/Nelson)** to approve Resolution No. 24-16-19 updating the fines and forfeiture schedule. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Juniper Ridge Letter of Credit

Highclere Properties has requested a reduction to their Letter of Credit for Juniper Ridge. The excavation is complete, and the first lift of asphalt is installed. After discussing the predicted cost of asphalt, the board agreed that a reduction to \$125,000 would be acceptable.

**Motion (Iverson/Nelson)** to reduce the Juniper Ridge Letter of Credit to \$125,000. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Budget Amendment – Resolution No. 24-16-20

A resolution amending the 2024 budget was presented.

**Motion (Iverson/Nelson)** to approve Resolution No. 24-16-20, amending the 2024 budget. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Budget Amendment – Resolution No. 24-16-21

A resolution amending the 2025 budget was presented.

**Motion (Iverson/Nelson)** to approve Resolution No. 24-16-21, amending the 2025 budget. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

2024 Budget Review

The budget as of December 9, 2024, was presented and reviewed.