



Department of Planning and Development
Eau Claire County Courthouse
721 Oxford Avenue, Room 3344
Eau Claire, Wisconsin 54703
715-839-4741

Rezoning Petition

Application Accepted:	11/22/2024
Accepted By:	Matt Michels
Receipt Number:	79232
Town Hearing Date:	1/13/2025
Scheduled Hearing Date:	01/14/2025
Application No:	RZN-0027-24
Application Status:	Applied

Owner/Applicant Name(s):

Owner: PEDERSEN PROPERTIES LLC

Applicant: Russ Kiviniemi, PC, Cedar Corporation, 604 Wilson Ave, Menomonie, WI 54751

Telephone: 715-235-9081 EMail: russ.kiviniemi@cedarcorp.com

Site Address(es):	Property Description:	Sec 03 Twn 25 Rge 09 Town of Pleasant Valley
S 10744 STATE ROAD 93		

Zoning District(s):	Lot Area(s) - Acres:	Overlay District(s):
H - Nonsewered Industrial District 1-H	30.95	Flood Zone Shoreland

PIN	Legal (partial)	
1801822509034109001	LOT 1 CSM 3266 (VOL 18 P 198 #1144045)	STATE ASSESSED MANUF BEG 2020

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

RECEIVED

NOV 25 2024

COUNTY CLERK

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.



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Eau Claire, Wisconsin 54703
(715) 839-4741

Office Use Only

Application Accepted:	11/25/24
Accepted By:	MM
Application Number:	RZN 0027-24
Town Hearing Date:	12/9/24
Scheduled Hearing Date:	1/13/24

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: I-1 Non-Sewered Industrial District

Proposed Zoning District(s): PUD Industrial District

Acres to be rezoned: 30.95 Acres

Property Owner Name: Pedersen Properties LLC	Phone# 715-552-1722
Mailing Address: S10744 State Road 93, Eleva, WI 54738	
Email Address: mpedersen@pacbasic.com	

Agent Name: Russ Kiviniemi, P.E., Cedar Corporation	Phone# 715-235-9081
Mailing Address: 604 Wilson Avenue, Menomonie, WI 54751	
Email Address: russ.kiviniemi@cedarcorp.com	

SITE INFORMATION

Site Address: S10744 State Road 93, Eleva, WI 54738

Property Description: NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 03, T25, N, R09, W, Town of Pleasant Valley

Zoning District: I-1 Non-Sewered Ind. District | Code Section(s): Title 18 Chapter 18.15

Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
Check Applicable

Computer #(s): or PIN #(s):	1801822509034109001		
	0018100904030		

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input checked="" type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to landuse@eauclairecounty.gov or to the address above.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature:

Date 11-22-24

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
 - Describe the reason for the request
 - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
 - Explain and justify why this particular property is under consideration for rezoning
 - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
 - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
 - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

Describe the reason(s) for your rezoning request:

SEE ATTACHED.

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

SEE ATTACHED.

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

PEDERSEN PROPERTIES LLC EAU CLAIRE COUNTY REZONING PETITION APPLICATION

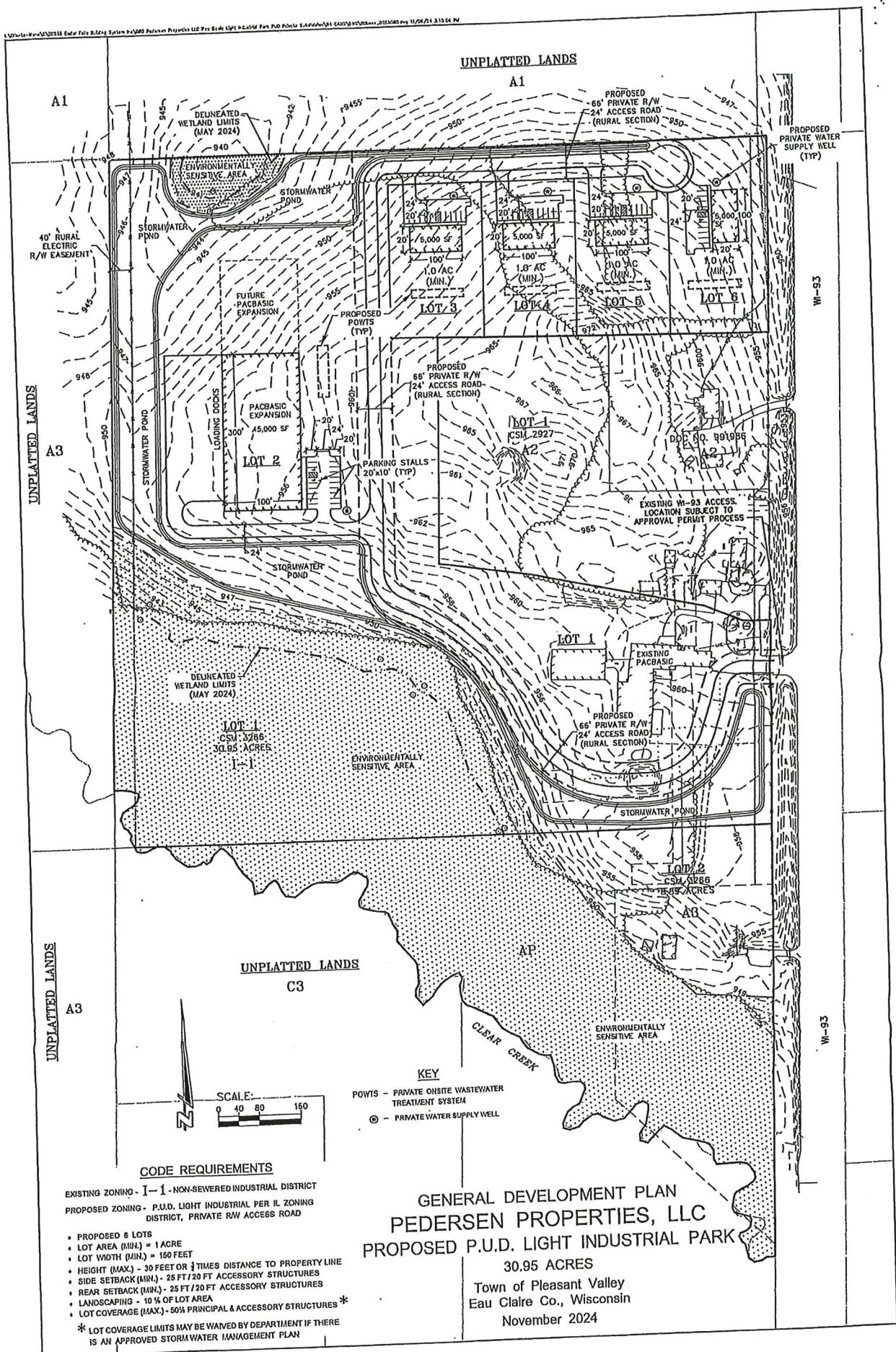
Describe the reasons(s) for your rezoning request:

The reason for Pedersen Properties LLC PUD non-sewered industrial park development rezoning request is to provide 1.0 acre minimum lot size in conformance with July 18, 2024 effective Eau Claire County Code Title 18 Zoning Districts Chapter 18.27 Light Industrial Park (IL) District, and because Town of Pleasant Valley does not desire to own, operate and maintain the proposed access road to subject lots as depicted on attached General Development Plan document.

The property existing I-1 Zoning District and IL Zoning District effective July 18, 2024, requires all lots be accessed by a public dedicated right-of-way and road. The only option available for this proposed development to proceed and accommodate PacBasic building expansion need and additional lots for sale within the property, is to rezone to PUD zoning with private dedicated access road ownership, operation and maintenance dedication utilizing the industrial condominium plat process and condominium document preparation.

Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed zoning will uphold the purpose of the zoning ordinance:

Pursuant to the attached General Development Plan document, the PUD rezoning petition application request is intended to be in conformance with existing I-1 Zoning District and effective July 18, 2024 IL Zoning District (minimum 1.0 Acre Lots in lieu of 1.5 Acre Lots), with noted private dedicated right-of-way access road to service the proposed 6 lots utilizing the condominium plat and condominium owners association documents creation methodology option; and therefore the rezoning petition application upholds the purpose of the zoning ordinance.



1144045

KATHRYN A. CHRISTENSON
EAU CLAIRE COUNTY, WI
REGISTER OF DEEDS

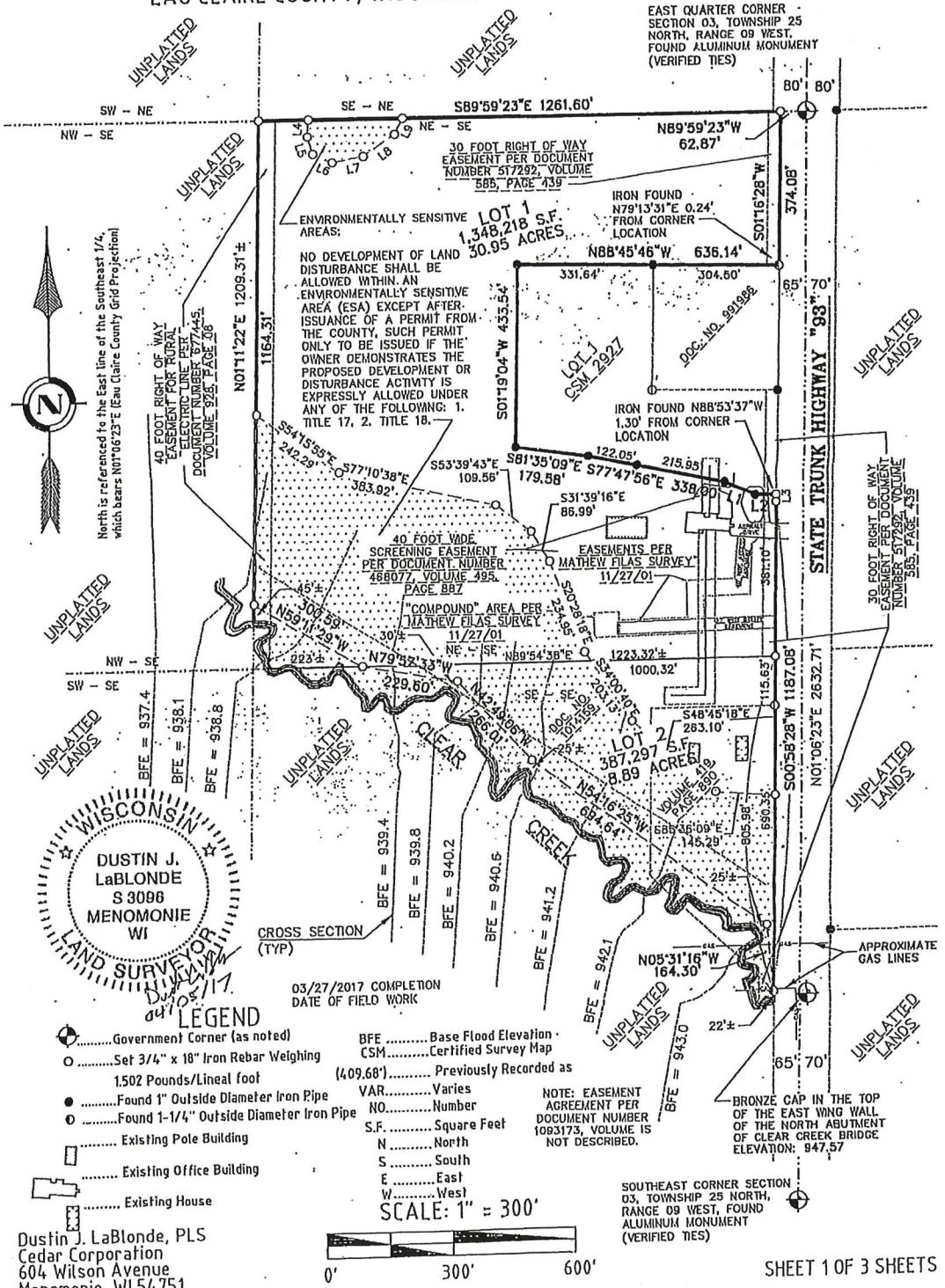
RECORDED ON
04/06/2017 11:48 AM

REC FEE: 30.00
TRANSFER FEE:
EXEMPT #
PAGES: 3

CERTIFIED SURVEY MAP NO. 3266
VOLUME 18 cm, PAGE 198.

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 03, TOWNSHIP 25 NORTH, RANGE 09 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN

EAU CLAIRE COUNTY, WISCONSIN



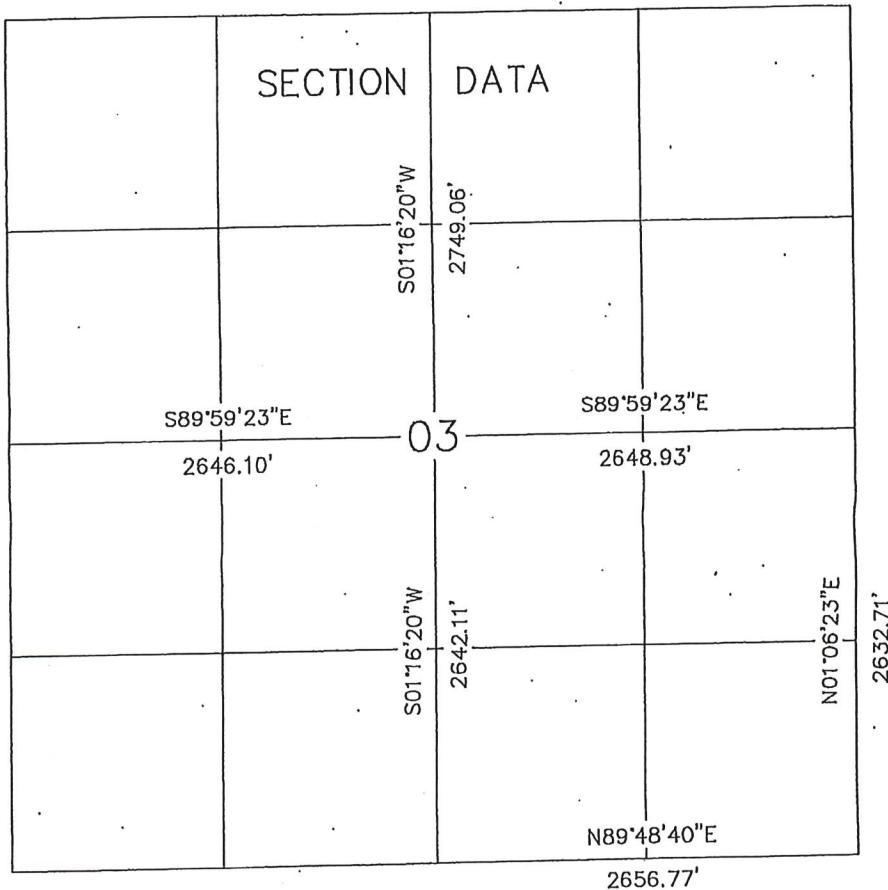
Dustin J. LaBlonde, PLS
Cedar Corporation
604 Wilson Avenue
Menomonie, WI 54751

0' 300' 600'

SOUTHEAST CORNER SECTION
03, TOWNSHIP 25 NORTH,
RANGE 09 WEST, FOUND
ALUMINUM MONUMENT
(VERIFIED TIES)

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. 3266
 VOLUME 18, PAGE 199.
 PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST
 QUARTER AND PART OF THE SOUTHEAST QUARTER OF
 THE SOUTHEAST QUARTER, SECTION 03, TOWNSHIP 25
 NORTH, RANGE 09 WEST, TOWN OF PLEASANT VALLEY,
 EAU CLAIRE COUNTY, WISCONSIN



SURVEYOR'S SIGNATURE		CORNER	TYPE AND CONDITION OF CORNER MONUMENT AND TIES
<u>Dustin LaBlonde</u>		NORTHEAST	
DATE: 04/05/17		EAST 1/4	FOUND ALUMINUM MONUMENT OF RECORD - GOOD CONDITION
		SOUTHEAST	FOUND ALUMINUM MONUMENT OF RECORD - GOOD CONDITION
		SOUTH 1/4	FOUND CAST-IRON MONUMENT OF RECORD - GOOD CONDITION
		SOUTHWEST	
		WEST 1/4	FOUND ALUMINUM MONUMENT OF RECORD - GOOD CONDITION
		NORTHWEST	
		NORTH 1/4	FOUND ALUMINUM MONUMENT OF RECORD - GOOD CONDITION
		CENTER	
		MEANDER	

DUSTIN J.
LaBLONDE
S 3096
MENOMONIE
WI

Dustin J. LaBlonde, PLS
 Cedar Corporation
 604 Wilson Avenue
 Menomonie, WI 54751

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. 3266
VOLUME 18, PAGE 200.

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 03, TOWNSHIP 25 NORTH, RANGE 09 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter, Section 03, Township 25 North, Range 09 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter corner of Section 03, Township 25 North, Range 09 West:
Thence N89°59'23"W 62.87 feet along the North Line of the Southeast Quarter of Section 03 to a point on the Westerly right-of-way of S.T.H. 93 and the point of beginning;
Thence S01°16'28"W 374.08 feet along said Westerly right-of-way;
Thence N88°45'46"W 636.14 feet;
Thence S01°19'04"N 433.54 feet;
Thence S81°35'09"E 179.58 feet;
Thence S77°47'56"E 338.00 feet;
Thence S66°49'14"E 80.96 feet;
Thence S88°53'37"E 51.30 feet to said Westerly right-of-way;
Thence S01°16'28"W 10.93 feet along said Westerly right-of-way;
Thence S00°50'28"W 1187.08 feet along said Westerly right-of-way to a meander line;
Thence N05°31'16"W 164.30 feet along said meander line;
Thence N54°16'25"W 694.64 feet along said meander line;
Thence N42°49'06"W 266.01 feet along said meander line;
Thence N79°57'33"W 229.60 feet along said meander line;
Thence N59°11'29"W 300.59 feet along said meander line to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 03;
Thence N01°11'22"E 1164.31 feet along said West line to the Northwest corner of said Northeast Quarter of the Southeast Quarter of said Section 03;
Thence S89°59'23"E 1261.60 feet along the North line of said Northeast Quarter of the Southeast Quarter of said Section 03 to a point on said Westerly right-of-way and the point of beginning.

Said parcel contains 1,735,515 square feet (39.84 acres) including all lands lying between the described meander line and the center of Clear Creek.

That I have made such survey, land division, and map at the direction of Dan & Mindy Pedersen, Pedersen Properties, LLC, S 14700 County Road I, Eau Claire, Wisconsin, 54738. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of Eau Claire County in surveying, dividing and mapping the same. Said survey is subject to easements of record and as shown.

Dated this 5th day of April, 2017.

Dustin J. LaBlonde
Dustin J LaBlonde, P.L.S. #3096

I, Lance J. Gurney, Director of the Eau Claire County Department of Planning and Development, hereby certify that this Certified Survey Map is Approved of as complying with Subtitle III, Subdivision Control, of Title 18 of the County Code of General Ordinances.

Dated this 6th day of APRIL, 2017.

Lance J. Gurney

OWNER:

WILSON & ARLYSS LUND
S 10850 STATE ROAD 93
ELEVA, WI 54738

PREPARED FOR:

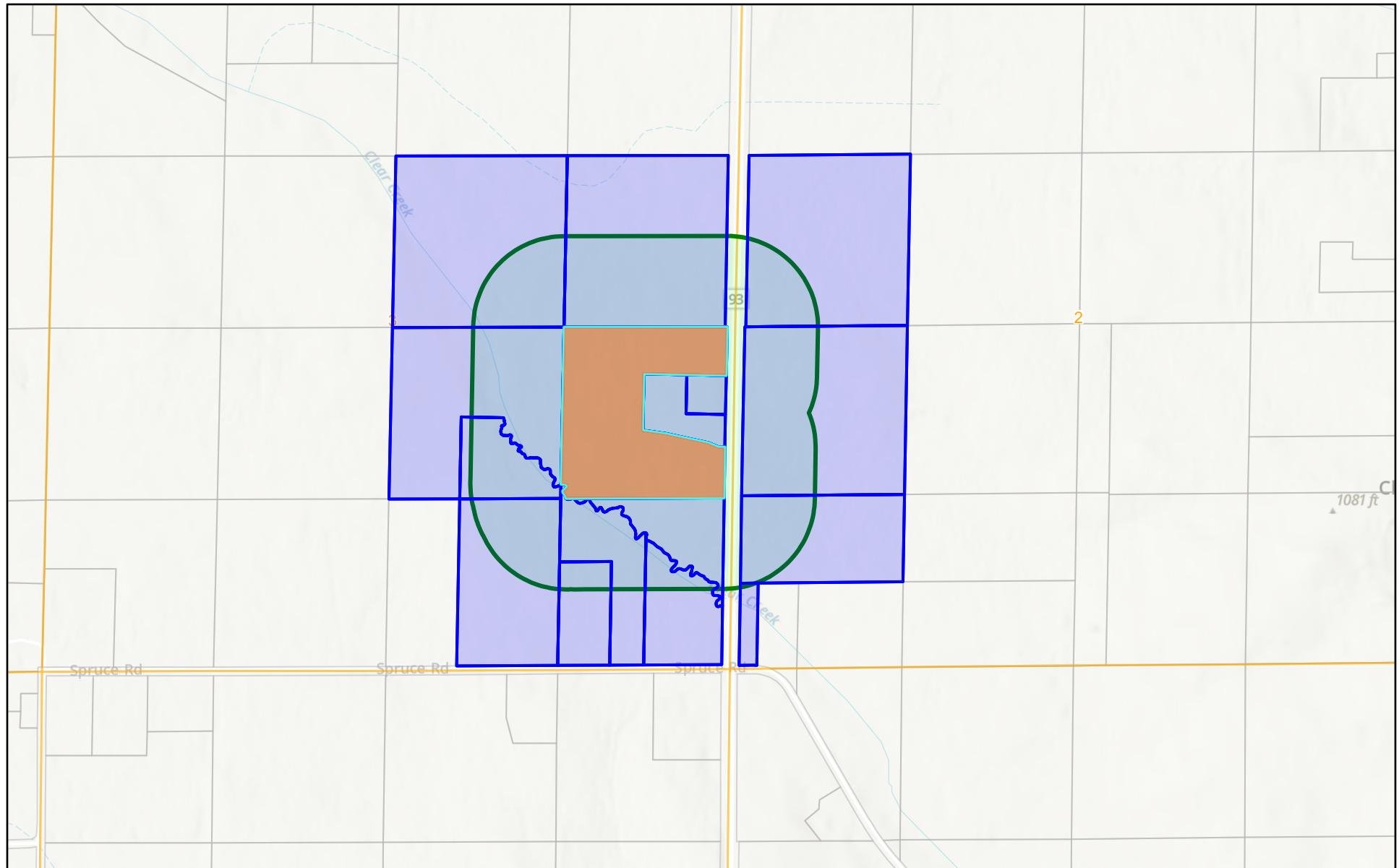
DAN & MINDY PEDERSEN
PEDERSEN PROPERTIES, LLC
S 14700 COUNTY ROAD I
ELEVA, WI 54738

Dustin J. LaBlonde, PLS
Cedar Corporation
604 Wilson Avenue
Menomonie, WI 54751



Line Table		
Line #	Length	Direction
L1	80.96'	S66°49'14"E
L2	51.30'	S88°53'37"E
L3	10.93'	S01°16'28"W
L4	41.74'	S03°48'51"W
L5	44.60'	S17°11'54"E
L6	49.96'	S66°02'28"E
L7	75.22'	N79°54'14"E
L8	91.75'	N54°54'28"E
L9	42.88'	N25°56'48"E

Public Notification



11/25/2024, 12:27:07 PM

County Boundary Tax Parcel
 Section

1:18,056

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

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Eau Claire County, WI

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FirstName LastName	Address	City State Zip
LOVELL PEDERSON	N1656 TIMBER LN	LA CROSSE WI 54601-8447
LARRY I HEATH IRREV TRUST	E5954 BUTTERNUT RD	FALL CREEK WI 54742-9200
CHARLOTTE A & RONALD D FRANSON REV LIV TRUST	E3850 SPRUCE RD	ELEVA WI 54738-4114
LARRY D & CRYSTAL M SANDS	W 1055 OLSON RD	ELEVA WI 54738-9252
NCAP LLC	2514 GOLF RD STE 3	EAU CLAIRE WI 54701-6031
NINA LOGAN	E3370 SPRUCE RD	ELEVA WI 54738-9065
KOCH REFINING COMPANY	PO BOX 2917	WICHITA KS 67201-2917
EAU CLAIRE ELECTRIC COOP	PO BOX 368	FALL CREEK WI 54742-0368
WILSON A LUND	S10850 STATE ROAD 93	ELEVA WI 54738-9136
THE SPARROW'S NEST LLC	935 PALM CIR	MAPLEWOOD MN 55109-1952
GARY BOLLINGER	S 10742 STATE ROAD 93	ELEVA WI 54738-9136
PEDERSEN PROPERTIES LLC	S10744 STATE ROAD 93	ELEVA WI 54738-9136
BERNARD CHILSON	S7355 HOMESTEAD RD	EAU CLAIRE WI 54701-2421