

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