

TOWN OF PLEASANT VALLEY

July 10, 2023

TOWN BOARD MEETING

CALL THE MEETING TO ORDER

Chairman Dan Hanson called a Town Board Meeting of the Town of Pleasant Valley to order on Monday, July 10, 2023, in the Pleasant Valley Town Hall in Cleghorn at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chairman Hanson called for the honoring of our flag with the Pledge of Allegiance.

INTRODUCTION OF TOWN OFFICIALS

Board members present: Chairman Dan Hanson, Supervisor Dan Green, and Supervisor Doug Nelson. Staff members present: Jen Meyer, Clerk/Treasurer and Hwy Foreman, Wyatt Wathke.

JUNIPER RIDGE FINAL PLAT – RESOLUTION NO 23-16-11

The final plat of Juniper Ridge was presented by Jeremy Skaw of Real Land Surveying. He explained the minor changes that have been made since the preliminary plat was presented.

Motion (Nelson/Green) to approve Resolution No. 23-16-11, Juniper Ridge Final Plat
Chairman announced the ayes carry 3-0 and the motion is carried.

PUBLIC HEARING - DOWNING CUP -0007-23

Chairman Hanson opened the public hearing at 7:10pm for the CUP application received from Mitch Downing, Gibbons Tree Service. Mitch explained he intends to run his business from his property at S9085 State Hwy 93. His plans are to build an external building which will be 40 X 64. No attendees spoke in favor nor opposition of the application.

Motion (Nelson/Green) to close the public hearing at 7:15pm
Chairman announced the ayes carry 3-0 and the motion is carried.

DOWNING CUP-0007-23

The Town Board reviewed the application received for CUP-007-23 and asked questions of the applicant.

Motion (Green/Nelson) to recommend approval of the application to Eau Claire County Planning and Development. Chairman announced the ayes carry 3-0 and the motion is carried.

JEFF JACKSON – PRELIMINARY CUP DISCUSSION

Jeff shared with the board his intentions to create a new CSM for his properties, sell his home, build a new home and continue operating “Pleasant Valley Youth Ranch” from his property. He intends to apply for a new/amended CUP for the “Pleasant Valley Youth Ranch” property. Changes will include additional visitors per day so they can provide more services. The Board has no objections to the proposed modifications to the CUP.

ZACHAU – PRELIMINARY CUP DISCUSSION

Paul Zachau has been in contact with Dan Green and Jen Meyer regarding his intentions to build a shed on his property. Due to the location of the property, he needs to create a new parcel through a CSM for driveway access onto a County highway. Once the CSM is complete, he will apply for a CUP for the shed as the size will exceed 1200 sq ft. The Board has no objections to the proposed CUP.

PROCEDURES

Motion (Green/Nelson) to dispense with the reading of the June 12 Town Board Meeting minutes and approve as printed. Chairman announced the ayes carry 3-0 and the motion is carried.

Motion (Nelson/Green) to approve the Treasurers report for the month of June 2023 as presented and printed.
Chairman announced the ayes carry 3-0 and the motion is carried.

LETTERS & REPORTS

Town Chairman

- Next County WTA meeting is July 26 in the Town of Lincoln
- Dan will be attending the Statewide WTA County Chair meeting in August.

Town Supervisors

- none

Town Highway Supervisor

- First round of mowing has been completed.
- Wyatt received a letter from Scott Construction. The chip seal on Butternut Road is performing as expected and is within the standards of acceptability. Scott Construction delivered manufactured sand which will be spread on Butternut Road to provide extra aggregate and absorption for the oil that is bleeding up through the existing chips.

Town Clerk/Treasurer

- Jen and Janelle Henning from Washington have been working on an RFP for EMS services for the five TFD towns. A meeting with the 5 Town Chairs is requested.
- Jen distributed road maintenance and replacement cost analysis for all the roads in the Town. This will be a good tool for future planning.
- Renters who rent the pavilion only will not be issued a key to the kitchen to turn the lights on after dark. Town personnel will turn the lights on before the rental.
- Eau Claire County will be part of an LRIP pilot program with WTA and the State of WI.
- Shared revenue increases beginning in 2024 should equate to approximately \$96,063 for the Town

Park Committee/Lions Club/TFD

Frank Neibauer provided Jen with the following updates:

- the pavilion kitchen will be painted in July/Aug and chair rails will be added to protect the walls from the portable serving tables.
- A donation of perennials will be planted in the memory garden.

CITIZEN INPUT

COMPLAINTS

OLD BUSINESS

NEW BUSINESS

SUBDIVISION ORDINANCE NO. 23-15-03

The board reviewed the final draft of the Subdivision Ordinance. The ordinance controls the division of property within the Town. The minimum allowable lot size will be 1.5 acres and maximum gross density in a newly created platted subdivision will be one dwelling per two acres.

Motion (Nelson/Green) to approve Ordinance No 23-15-03

Chairman announced the ayes carry and the motion is adopted.

CEDAR RD PROGRESS UPDATE

Wyatt updated the board on Cedar Rd. Representatives from Cedar Corp, the Town and Monarch met onsite to discuss concerns related to base course, asphalt and trimming. The Town independently hired a firm to conduct borings to verify depths of pavement, base and sub layers below the base. The results came back today. Wyatt will work with County Highway Commissioner Jon Johnson to interpret the results. A meeting will be held in the near future.

TOWN ATTORNEY DISCUSSION

Jen shared communications with surrounding Towns regarding their legal services. Jen will prepare an RFP to be sent out in the future seeking council.

2023 BUDGET REVIEW

The budget as of July 10, 2023 was presented and reviewed.

REVIEW/APPROVE ORDERS

The bills /orders for the month of June 2023 and the alternative of claims paid report were presented by the clerk and approved by the town board for payment.

ADJOURNMENT

Motion (Hanson/Nelson) to move this meeting is adjourned.

Chairman announced the ayes carry 3-0 and the motion is adopted.

Adjourned at 8:50pm

Respectfully submitted,
Jen Meyer, Clerk / Treasurer

Posted at town hall 8-2-2023
Placed on Website 8-2-2023