

TOWN OF PLEASANT VALLEY

February 10, 2025

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, February 10, 2025, 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 Doug Nelson and Supervisor Scot Iverson.

Staff members present: Jen Meyer, Clerk/Treasurer and Hwy Foreman, Wyatt Wathke.

CONFIRMATION OF PROPER POSTING

Clerk/Treasurer Jen Meyer confirmed the meeting was properly posted more than 48 hours ahead of the meeting time on the Town webpage and the Town Hall posting board as required per state statute.

PUBLIC HEARING - GUO PROPERTY ~ 98 ACRES (3 PARCELS) FROM AP TO A2 PARCELS 1801822509062400001, 1801822509062100001, and 1801822509062300001

Chairman Hanson explained the rezone process and shared the existing Pleasant Valley land use map. The scheduled and properly noticed public hearing opened at 7:05pm. Tracy and Lei Guo, owners of said properties located north of Easterson Rd, east of Cty W and south of HH, submitted an application to EC County Planning and Development requesting to rezone the three parcels from AP to A2. Eric Knauf of Real Land Surveying, who is representing the Guo's, shared with the attendees the Guo's intention to sell the northern 20 acres to a third party. A 20-acre trapezoidal section of the northern parcel would be created for the third-party buyer. The request is to rezone the entire 98 acres to A2, however the Guo's expressed no intentions of selling off additional acreage in the near future. They do want to keep their options open for future potential sales. Tracy and Lei Guo also shared additional background information. Lee Bitzer, who owns adjacent property, questioned why the entire 98 acres would be rezoned to A2 if only 20 acres is being sold. Others expressed similar concerns. Chairman Dan Hanson interjected with information that this request does not fit in the Town Comprehensive Plan as it is located south of Cty HH. With no more questions, the public hearing was closed at 7:25. 10 attendees were signed in for the public hearing.

Motion (Iverson/Nelson) to close the Public Hearing.

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

RECOMMENDATION REZONE REQUEST – GUO PROPERTY 98 ACRES FROM AP to A2

A rezone of 98 acres south of HH from AP to A2 does not fit into the Town Comprehensive Plan. The board discussed with the Guo's and Eric Knauf the option of rezoning the northern 40.39A parcel to A3 to accommodate the 20 acre sale. If road right of ways do not accommodate 2 – 20-acre parcels, the Guo's have the additional acreage which could be reconfigured to add a few more acres to the northern parcel if needed. The Guo's will always have the option to rezone additional acres in the future should they choose to sell additional land.

Motion (Nelson/Iverson) to deny recommendation of the 98-acre rezone request from AP to A2 and to approve recommending the northern 40.39-acre parcel be rezoned to A3.

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

WILD TURKEY RIDGE FINAL PLAT

The final plat of the Wild Turkey Ridge subdivision was reviewed by the board. Wyatt, highway supervisor, had questions regarding the cul de sac placement. If it complies with the 60' radius required by the town Street Construction ordinance, it should be adequate. The trees should be cleared to the property line beyond the cul de sac and gravel put down to aid in snow removal in the cul de sac.

The Developers Agreement has been signed by all parties and a Letter of Credit is on file with the Town.

Motion (Iverson/Nelson) to approve the final plat of Wild Turkey Ridge.

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

NELSON PRELIMINARY REZONE DISCUSSION

Paul Nelson, S10600 Cty Rd F, shared with the board his intentions to rezone a section of his farm to AC-R. One of his sons would like to build on the farm property. The board reviewed the request and is supportive of the rezone. Paul Nelson will contact the county regarding highway access in the area. If highway access is obtainable, he will proceed with the rezone process.

PROCEDURES

Motion (Nelson/Iverson) to dispense with the reading of and approve the January 13, 2025, Town board meeting minutes. Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

Motion (Nelson/Iverson) to approve the Treasurers report for the month of January 2025 as presented and printed. Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

LETTERS & REPORTS

Town Chairman

-none

Town Supervisors

-none

Town Highway Supervisor

-Tree removal is complete in the park. They are working on cleaning up the limbs and branches in preparation for stump removal

-The radar sign has been ordered. There is a long lead time.

Town Clerk/Treasurer

-Jen attended the annual City of Eau Claire EMS meeting. The agreement will be honored in 2026. There is legislation that would allow for regional EMS areas to exceed their levy limit.

-Jen shared upcoming educational opportunities.

Park/Historical Committee/Lions Club/TFD updates

Park Committee – Frank N.

-Frank will meet with a contractor to discuss estimated costs of replacing the dugouts at the ball field.

-the new refrigerator will be delivered on Feb 19th

Lions – Frank N.

- the February Euchre tournament had 40 players. Proceeds will go to the generator project.

-they are considering a chicken feed in May

TFD- no report

CITIZEN INPUT

Mark Anderson would like to replace the sign at the ball field honoring his brother. The board is in favor of a new sign.

COMPLAINTS

OLD BUSINESS

NEW BUSINESS

2024 Audit Report

The 2024 audit is complete. Jen distributed the report to the board.

2025 Budget Review

The budget as of February 10, 2025, was presented and reviewed.

REVIEW/APPROVE ORDERS

The bills /orders for the month of February 2025 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 to adjourn at 8:30pm.

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

Respectfully submitted,
Jen Meyer, Clerk / Treasurer

Posted at town hall 3-6-2025
Placed on Website 3-6-2025