

**ORDINANCE NO. 11-15-01**  
**Chapter 8-Town Zoning and Development**  
**Adoption of Amendment to Comprehensive Plan**

**An Ordinance to Adopt the Amendment (Chapter 6) to the Comprehensive Plan of the Town of Pleasant Valley, Eau Claire, Wisconsin.**

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

Section 1. Pursuant to section 60.22(3) of the Wisconsin Statutes for Towns exercising Village powers, the Town of Pleasant Valley, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

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 a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Plan Commission of the Town of Pleasant Valley, by a majority vote of the board recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Pleasant Valley, Eau Claire County, Wisconsin Comprehensive Plan Amendment Chapter 6 – Extraterritorial Jurisdiction Area Land Use Plan."

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Town of Pleasant Valley, Eau Claire County, Wisconsin Comprehensive Plan Amendment Chapter 6 – Extraterritorial Jurisdiction Area Land Use Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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.

Adopted this 13th day of June 2011

Attest: Dale Welke  
Dale Welke, Clerk

(Published/Posted)

(Approved):

Daniel Hanson  
Daniel Hanson, Chairperson

Douglas Nelson  
Douglas Nelson, Supervisor

Daniel Green  
Daniel Green, Supervisor



ORDINANCE NO. 12-15-04  
Chapter 8-Town Zoning and Development  
Adoption of Amendment to Comprehensive Plan

**An Ordinance to Adopt the Amendment (Map 10 – Future Land Use) to the Comprehensive Plan of the Town of Pleasant Valley, Eau Claire County, Wisconsin.**

The Town Board of the Town of Pleasant Valley, Eau Claire County, Wisconsin, do 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 following Comprehensive Plan Amendment is proposed pursuant to the terms of the plan.

- 1) The Future Land Use Map for Lot No. 58 of Stonebrook Ridge, Section 27, T26N, R9W, consisting of 5.99 acres, in the Town of Pleasant Valley be reclassified from "Rural Residential" to "Rural Commercial".
- 2) The Future Land Use Map for Lot No. 59 of Stonebrook Ridge, Section 27, T26N, R9W, consisting of 1.15 acres, in the Town of Pleasant Valley be reclassified from "Rural Residential" to "Rural Commercial".
- 3) The Future Land Use Map for Lots created North of Lot No. 58 Stonebrook Ridge and South of Parcel ((018-1118-03-000) currently zoned C2)) Section 27, T26N, R9W, said lots consisting of approximately the eastern 450 ft of Parcel (018-1117-10-000) property which is approximately 3.5 acres, in the Town of Pleasant Valley be reclassified from "Rural Residential" to "Rural Commercial".

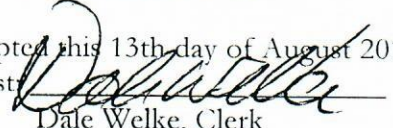
**Section 4.** The Plan Commission of the Town of Pleasant Valley, by a majority vote of the board recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Adoption of Amendment to Comprehensive Plan - Map 10 Future Land Use".

**Section 5.** The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Adoption of Amendment to Comprehensive Plan- Map 10 Future Land Use"

**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.

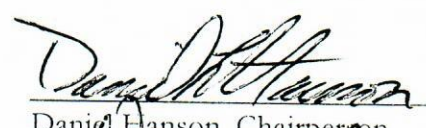
**Section 7.** The attached exhibit titled "Map 10 -- Future Land Use", will replace Map 9 in the Comprehensive Plan.

Adopted this 13th day of August 2012

Attest:   
Dale Welke, Clerk

(Published/Posted)

(Approved):

  
Daniel Hanson, Chairperson

  
Douglas Nelson, Supervisor

  
Daniel Green, Supervisor







**ORDINANCE NO. 12-15-10**  
**Chapter 8-Town Zoning and Development**  
**Adoption of Amendment to Comprehensive Plan**

**An Ordinance to Adopt the Amendment to the Comprehensive Plan (Change Section 3.1.2 Future Land Use Plan Rural Residential(RR)) of the Town of Pleasant Valley, Eau Claire, Wisconsin.**

The Town Board of the Town of Pleasant Valley, Eau Claire County, Wisconsin, do 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 following Comprehensive Plan Amendment is adopted pursuant to the terms of the plan.

1) The adopted ordinance amendment to the Town of Pleasant Valley Comprehensive Plan will be a change in Section 3.1.2 Future Land Use Plan, Rural Residential (RR), "Limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership". The adopted change is to reduce the maximum gross density to one residential dwelling unit per one and one-half (1.5) acres held in single ownership for areas outside of the ETJ of the City of Eau Claire in the Rural Residential designation. The density policy will remain one unit per 2 acres within the current ETJ of the City in accordance with the Intergovernmental Agreement signed and executed by the Town and City in 2011.

(2) This adopted change will also reduce the maximum gross density to one residential dwelling unit per one and one-half (1.5) acres held in single ownership for the designated area in S27, T26N, R9W, preliminary plat of Stonebrook North.

**Section 4.** 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 Section 3.1.2 Future Land Use Plan Rural Residential(RR)"

**Section 5.** The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document titled, "Change Section 3.1.2 Future Land Use Plan Rural Residential(RR)"

**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 10 – Future Land Use", will replace Map 9 in the Comprehensive Plan.

Adopted this 16th day of October 2012

Attest: Dale Welke  
Dale Welke, Clerk  
(Published/Posted)

(Approved):

Daniel Hanson  
Daniel Hanson, Chairperson  
Douglas Nelson  
Douglas Nelson, Supervisor  
Daniel Green  
Daniel Green, Supervisor



**ORDINANCE NO. 13-15-05**  
**Chapter 8-Town Zoning and Development**  
**Adoption of Amendment to Comprehensive Plan**

**An Ordinance to Adopt the Amendment to the Comprehensive Plan (Change Section 3.1.2 Future Land Use Plan from Rural Industrial (RI) to Rural Preservation (RP)) 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 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 E will change approximately 36 acres of land from a Rural Industrial designation to a Rural Preservation designation for several parcels located in the NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , Sec.03, T25N, R09W, Town of Pleasant Valley, Eau Claire County, Wisconsin more specifically described as:

- Parcel 1 –PRT SE-SE COM SE COR OF 40 TN N 516.25' TN S 88\*55'W 66.8' AND THE POB TN N 0\*09' 28"W 690' TN S 88\*55'W 300' TN S 400' TN S46\*42'40"E ALNG MEANDER LINE 414.65' TO POB
- Parcel 2 – PRT SE-SE ALL LAND NORTHER OF CLEAR CREEK IN SAID SEC. EX COM SE SE COR OF 40 TN N 516.25' TN S 88\*55'W 66.8' AND THE POB TN N 0\*09' 28"W 690' TN S 88\*55'W 300' TN S 400' TN S46\*42'40"E ALNG MEANDER LINE 414.65' TO POB
- Parcel 3 – NE-SE EX COM NE COR SD 40 TN S 376.75' TN W 68.4' TO POB TN W 300' TN E 299' TN N TO POB
- Parcel 4 – PRT NE-SE DESC AS COM AT THE NE COR OF SD 40 TN S 376.75' TN W 68.4' TO POB TN CONT W 300' TN E 299' TN N TO POB


**Section 4.** 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 Section 3.1.2 Future Land Use Plan from Rural Industrial (RI) to Rural Preservation (RP)"


**Section 5.** The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document titled, "Change Section 3.1.2 Future Land Use from Rural Industrial (RI) to Rural Preservation(RP)"


**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.

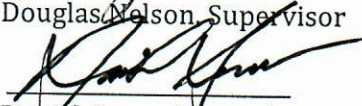
**Section 7.** An amended "Map 10 - Future Land Use", will replace Map 10 in the Comprehensive Plan.

Adopted this 12th day of August 2013

Attest   
Jennifer Meyer, Clerk

  
Daniel Hanson, Chairperson

  
Douglas Nelson, Supervisor

  
Daniel Green, Supervisor



Town of Pleasant Valley  
Eau Claire County, Wisconsin  
ORDINANCE NO. 14-15-01  
Chapter 8-Town Zoning and Development  
Reclassify 1840(+/-) Acres from Rural Transition (RT)  
to Rural Preservation (RP)

**An Ordinance to Adopt the Amendment to the Comprehensive Plan Reclassifying Approximately 1840 Acres from Rural Transition (RT) to Rural Preservation (RP) 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 following Comprehensive Plan Amendment is adopted pursuant to the terms of the plan:

Amend the Town of Pleasant Valley's Future Land Use Map (Map 9) to reclassify approximately 1,840 acres (+/-) of land currently designated as "Rural Transition" lying between Balsam Road and County Road I and north of County Road HH to a "Rural Preservation" designation in the Town of Pleasant Valley, Eau Claire County, Wisconsin more specifically described as:

- Section 21 - All of the W1/2 and the NE of said Section, along with the NW-SE.
- Section 23 - The E1/2 of the NE and all of the SE of said Section.
- Section 27 - The S1/2 of the SE and the SE-SW of said Section.
- Section 28 - A majority of the W1/2 of said Section lying north and east of Balsam Road, excluding: SE-NW; Lot 1 of CSM V.8, Pg. 206, lying in the NE-NW; and, Lot 1 of CSM V.7, Pg. 93, lying in the SE-SW.
- Section 34 - The NE of said Section along with the NE-NW, SE-NW, NE-SE, NW-SE, and NE-SW.
- Section 35 - All of said Section 35.

**Section 4.** 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 Reclassify 1840 (+/-) Acres from Rural Transition (RT) to Rural Preservation (RP)

**Section 5.** The Town Board of the Town of Pleasant Valley, Wisconsin, does, by enactment of this ordinance, formally adopts the document titled, Reclassify 1840 (+/-) Acres from Rural Transition (RT) to Rural Preservation (RP)

**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.** An amended "Map 9 – Future Land Use", will replace Map 9 in the Comprehensive Plan.

Adopted this 14<sup>th</sup> day of January 2014

Attest: \_\_\_\_\_  
Jennifer Meyer, Clerk

\_\_\_\_\_  
Daniel Hanson, Chairperson

\_\_\_\_\_  
Douglas Nelson, Supervisor

\_\_\_\_\_  
Daniel Green, Supervisor

in signed copy  
ordinance  
book