

Minutes from Town of Pleasant Valley Board Meeting

held Tuesday, March 10, 2026 at the Town Hall

Attendance:

Tom Zwald (Chairman)
Dylan McHenry (Supervisor) – not present
Curtis Dunn (Supervisor)
Mara DeBoe (Clerk)
Sara Swenson (Treasurer)

Darrell Dunn
Tom Brunshidle
Bill Peabody

Monthly Meeting of Town Board

Call to order at 7:00 pm by Chairman Zwald.
All in attendance cited the Pledge of Allegiance.

Approval of March Meeting Agenda.

Motion by Curtis Dunn, second by Dylan McHenry to approve the March Meeting Agenda as published. Motion carried 3-0.

Approval of February's Meeting Minutes.

Motion by Curtis Dunn, second by Dylan McHenry to approve the previous month's Minutes as presented. Motion carried 3-0.

Treasurer's Financial Report:

As of February 28, 2026

Checking	\$430,197.33
General CD	\$14,605.73 (maturity date 4-13-2026; current rate 4.10%)
Cemetery CD	\$2,847.41 (maturity date 8-28-2026)
General CD	\$146,101.52 (maturity date 8-22-2026)
TOTAL Investment Accounts	\$163,584.66

The two CDs rolled over at the end of February.

Progressive Insurance has been contacted regarding the car versus tractor on Co. Rd M last year; Progressive will help get last amount collected from the driver.

Charge from County for deer clean-up (\$55) was inadvertently missed in presented report; road budget used through February is \$6841.01

A few late property payments were received after the January 31st deadline (and grace period); these are being forwarded to County.

Some dog licenses came in in February. All dogs are supposed to be licensed by March 31, thus, will have completed dog list next meeting.

Motion by Curtis Dunn, second by Dylan McHenry to accept the Treasurer's Report.

Motion carried 3-0.

Chairman's Report:

Stop sign on 30th and Co Rd W was broken; fixed by County.

Spring road restrictions have been posted. County is currently posting Co. Rd. W – when County stops posting W, the Town will have to invest in signs to post the cross roads

Co. Rd W will be repaired/repaved 2028 (delayed)

35th Ave probably not good candidate for ARIP due to low traffic volume

Received a request for rental of tables & chairs from Town Hall for June 13th

Public Comments: none

Authorization for Building Inspector to Issue Building Permit for Peabody (1528 Co. Rd N). Desires to build first floor room over existing basement entrance on south side of house. Motion by Dylan McHenry, second by Curtis Dunn to approve the Authorization. Motion carried 3-0.

Authorization for Building Inspector to Issue Building Permit for McGee (1579 Co. Rd M). Desires to build small addition (locker rooms) to side of existing horse barn. Motion by Curtis Dunn, second by Dylan McHenry to approve the Authorization. Motion carried 3-0.

Authorization for Building Inspector to Issue Building Permit for Matz (3 Co. Rd W). Desires to build 20x28 addition to southeast side of existing house. Motion by Dylan McHenry, second by Curtis Dunn to approve the Authorization. Motion carried 3-0.

CSM for Moll (NW corner of C. Rd T and C. Rd Z). Desires to divide 9.95 acre parcel (with one already existing residence) into 3. Current residence 3.69 acre lot, new lot 3.32 acres (taking building unit from adjacent parcel immediately west), and residual 2.94 acres will be added to adjacent parcel immediately west.

CSM was reviewed by Planning Commission on 3/4/2026; recommendation was to get legal opinion regarding (1) splitting a parcel/lot that is less than 10 acres and (2) splitting a parcel/lot that was already split from a larger parcel.

Language of Subdivision Ordinance was reviewed and discussed by Town Board.

Motion by Dylan McHenry, second by Curtis Dunn to reconvene the Planning Commission next month prior to monthly Board meeting for further review of and clarification of proposed CSM. Motion carried 3-0.

Reviewed and discussed Driveway Ordinance 2026-02 that included revised application form.

Motion by Curtis Dunn, second by Dylan McHenry to enact the Ordinance and application form. Motion carried 3-0.

Reviewed revised Subdivision Ordinance; revised to add new language required by “2025 Wisconsin Act 68.” Discussed adding language regarding standards of subdivision roads and when Town would accept a road. Discussed adding fee for submitting a CSM; suggested \$100 per lot on CSM (minimum charge \$200), due with the CSM to the Planning

Commission. Revisions to be made and then given to Planning Commission (with Moll CSM) to review, input and provide final recommendation. New Ordinance must be in place by July 1, 2026 (thus passed no later than at June Board meeting).

Reviewed and discussed draft of ordinance for Fire Inspection. Curtis Dunn obtained a copy of Hammond's ordinance. Revisions to be made; revisit next month.

Spring Road Check set for April 11, 2026, 4:00 pm - meet at Town Hall

Board of Review – Thursday, June 4th at 6:00 pm at Town Hall

Open Book - May 28th, at 10:00 am – noon, at Town Hall

Annual Meeting of the Electors – April 21st at 7:00 pm at Town Hall, immediately followed by monthly Board Meeting

Bills to pay:

14375	\$165.00	5 Star Restroom Rental	
14376	\$2,586.18	St. Croix Co. Highway	invoice #8262
14377	\$65.00	Rural Mutual	annual dues
14378	\$25.00	Kerry Licht	Planning Commission mtg on 3/4/26
14379	\$25.00	Dylan McHenry	Planning Commission mtg on 3/4/26
14380	\$25.00	Shirley Shearer	Planning Commission mtg on 3/4/26
14381	\$25.00	Emily Pierson	Planning Commission mtg on 3/4/26
14382	\$25.00	Steve Schalla	Planning Commission mtg on 3/4/26
14383	\$25.00	Greg Barlow	Planning Commission mtg on 3/4/26
14384	\$25.00	Mara DeBoe	Planning Commission mtg on 3/4/26
14385	\$75.50	St. Croix Co. Treasurer	Tax collection supplies

Motion by Curtis Dunn, second by Dylan McHenry to pay the above-listed bills. Motion carried 3-0.

Unless an urgent nature, bills/invoices must be received by the Friday immediately prior to the monthly Board meeting in order to be approved for payment at that Board meeting.

Will be accepting lawn mowing bids in April.

Potential items for April discussion:

- RF EMS/ambulance contract;
- Moll CSM;
- New Subdivision ordinance language;
- Fire Inspection ordinance;
- Road check results.

Motion by Dylan McHenry, second by Curtis Dunn to adjourn meeting. Motion carried 3-0.
Meeting adjourned at 8:40 pm.

Submitted:
Mara DeBoe, Clerk