

Minutes from Town of Pleasant Valley Board Meeting

held Tuesday, June 9, 2026 at the Town Hall

Attendance:

Tom Zwald (Chairman)
Dylan McHenry (Supervisor)
Curtis Dunn (Supervisor)
Mara DeBoe (Clerk)
Sara Swenson (Treasurer)

And also, at least: Jason Kjeseth (St. Croix Co. Community Development), Darrell Dunn, Deb Volkert, Jeff & April Rixmann, Steve Schalla

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 June Meeting Agenda

Motion by Curtis Dunn, second by Dylan McHenry to approve the June Meeting Agenda with the addition of another Authorization for Building Inspector to Issue Building Permit.

Motion carried 3-0.

Approval of May's Meeting Minutes.

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

Treasurer's Financial Report:

As of May 31, 2026:

RF State Bank Checking	\$117,118.18
RCU Money Market	\$301,549.03
RCU Savings	\$5.00
TOTAL Investment CDs	\$165,012.65 (\$14,751.23, \$2,877.41, \$147,384.01)

Already received about \$557 interest in one partial month from RCU on new account.

When the CDs come due, they will not be automatically rolled over at RFSB, but probably moved to RCU.

Will continue to use RFSB account until checks are gone or funds are spent.

Have spent \$22,554.78 of the road budget to date, leaving \$200,135.22 for planned resurfacing and seal coating of roads, all winter expenses, and summer mowing.

Various income for the month, including 5 more dog tag licenses received, and 4 special assessment searches.

Month's expenses included semi-annual township Clean-Up Day. Charges for 2 fire calls received; will be sent to relevant residents for reimbursement.

Motion by Dylan McHenry, second by Curtis Dunn to accept the Treasurer's Report. Motion carried 3-0.

Chairman's Report:

The state advised that construction/maintenance will be done on all bridge decks over 94, beginning in 2029.

No additional new issues/topics, other than what was on Agenda and will be addressed below.

Motion by Curtis Dunn, second by Dylan McHenry to accept Chairman's report. Motion carried 3-0.

Authorization for Building Inspector to Issue Building Permit for 4 Square Ranch (five run-in animal shelters at 1579 Co. Rd M).

Motion by Dylan McHenry, second by Curtis Dunn to approve the Authorization for Building Inspector to Issue Building Permit for shelters. Motion carried 3-0.

Authorization for Building Inspector to Issue Building Permit for Wendy & Mike Pansegrau (pole building at 579 172nd St).

Motion by Dylan McHenry, second by Curtis Dunn to approve the Authorization for Building Inspector to Issue Building Permit. Motion carried 3-0.

Received liquor license application from Firefly Moments Barn & Venue, LLC (1559 30th Ave) for Class "B" beer and "Class B" liquor (including wine). Published in Baldwin Bulletin newspaper on May 20, 2026. Fee is \$100 for each class, plus \$10,000 for "reserve" "Class B" liquor license. Invoice from Baldwin Bulletin for publication has not yet been received. No fee for background checks on applicants (Jeffrey Rixmann and April Rixmann). Total fees paid \$10,200, plus publication fee upon receipt from newspaper.

Applications for bartender licenses received from:

Jeffrey (Jeff) Rixmann
April Rixmann
Nate Rixmann
Allison (Alli) Rixmann
Heidi (Rixmann) Wittmer
Kyle Wittmer

Background checks completed and all clear. License fee is \$20 per applicant. No fee for background checks on applicants. Total fees paid \$120.

Motion by Curtis Dunn, second by Dylan McHenry, to issue Class “B” beer and “Class B” liquor (including wine) licenses to Firefly Moments Barn & Venue, LLC and to issue bartender licenses to the above-named individuals for July 1, 2026 to June 30, 2027. Motion carried 3-0.

Discussion led by Jason Kjeseth, Director of Community Development for St. Croix County. The Farmland Preservation Program, of which Pleasant Valley partakes, provides reduced taxes for parcels that meet the stated requirements (e.g., at least 35 acres farmland, have a nutrient management plan, soil testing). The Program requires that 80% of the acres in the town be zoned AG-1 or AG-2 in order for the Town to participate. The Town is currently out of compliance - not enough land in PV is AG-1 or AG-2 (about 1400 acres short). Chairman Zwald commented that in 2017, when the county offered a free rezoning, several large land owners rezoned from AG-2 to R1.

Jason provided several options, one of which is to change suitable R1 parcels to AG-2 to obtain the 80% minimum. The Board raised several possible difficulties with this.

Jason indicated that the requirements for the Farmland Preservation Program are set by the Comprehensive Plan.

Motion by Dylan McHenry, second by Curtis Dunn, to change the Farmland Preservation map to follow Pleasant Valley’s Comprehensive Plan future-land-use map. Motion carried 3-0.

Jason Kjeseth also discussed the county’s limits on housing density for the various zonings (e.g., 1/40 for AG-1, 2/40 or 1/20 for AG-2, 4/40 or 2/20 or 1/10 for R1, more allowed in R2). Only Pleasant Valley and the Town of Troy have “dwelling units” or “development units.” Chairman Zwald explained the Town’s “dwelling units” or “development units” and how they were set back in 2006; the number of units is locked in based on the zoning of a parcel in 2006 and does not change if the parcel is rezoned. Pleasant Valley allows the transfer of a development unit from one parcel to another.

Jason recommended recording any transfer of a development unit from a parcel against that parcel with the County (to advise subsequent purchasers of the parcel).

Chairman Zwald has created an Excel spreadsheet tracking parcel splits and the allocation of development units.

Josh from Ramsden Construction Services is interested in purchasing the 120 acre parcel at the NW corner of I-94 and Co. Rd T conditional to it being rezoned Commercial and Light Industrial, with the western-most 40 acres along 94 zoned Light Industrial and the 80 acres along T zoned Commercial. He is proposing to build mini-warehouses / storage units (condos) on the back 40 and leave the 80 commercial open for subsequent sale to another.

Chairman Zwald, with input from Jason Kjeseth, explained the process that would be needed to do the rezone. Currently, the Town’s Comprehensive Plan (2023-2043) does not allow Commercial or Industrial zoning, thus it would have to be amended.

The Town Board, as well as residents and other attendees, discussed advantages and disadvantages of allowing the industrial/commercial use. There was particular concern

about what businesses could come in if the empty land were rezoned to Commercial without any planned development.

Several members and former members of the Planning Commission recollected on the process of developing the Comprehensive Plan in 2023 and explicitly not including Commercial Zoning in the Town.

Motion by Dylan McHenry, second by Curtis Dunn, to stick with current Comprehensive Plan and not amend to allow Commercial zoning. Motion carried 3-0.

Contract from Kleven Property Assessment for 2027 received. Clerk will review and compare to 2026 contract. Will be discussed at next month's meeting.

Clerk cleaned out the cabinets at the front of the Town Hall. Historical 4-H materials that were in the cabinets/drawers were given to Cindy Johnson and Todd Johnson. Anyone desiring to review (or have) the materials should contact Cindy.

Bills to pay:

14406	\$826.40	RF Rural Fire Association	invoice #1295; incident #2600087
14407	\$150.00	5 Star Restroom Rentals	invoice #16100
14408	\$3,051.00	Kleven Property Assessment	second 1/2 of 2026
14409	\$637.50	Mark DeBoe	lawn mowing
14410	\$9,413.58	St. Croix Co	invoices #8570, #8626
14411	\$375.00	United Fire & Rescue	incident #202633951

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.

Potential items for July meeting:

- Confidential Income/Expense Ordinance
- Kleven contract

Motion by Dylan McHenry, second by Curtis Dunn, to adjourn meeting. Motion carried 3-0.

Meeting adjourned at 8:12 pm.

Submitted:
Mara DeBoe, Clerk