



Department of Planning and Development  
Eau Claire County Courthouse  
721 Oxford Avenue, Room 3344  
Eau Claire, Wisconsin 54703  
715-839-4741

Application Accepted:	01/15/2025
Accepted By:	Matt Michels
Receipt Number:	079654
Town Hearing Date:	2/10/2025
Scheduled Hearing Date:	02/25/2025
Application No:	RZN-0001-25
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**

Owner: TRACY GUO (Multiple Owners)

Applicant: Tracy and Lei Guo, 57650 S Davis Dr, Eau Claire, WI 54701

Telephone: 715-214-6508

Email: amsurv@charter.net

**Site Address(es):**

S 10565 COUNTY ROAD W  
No Address Available  
No Address Available

**Property Description:**

Sec 06 Twn 25 Rge 09  
Town of Pleasant Valley

**Zoning District(s):**

AP - Agricultural Preservation Distr

**Lot Area(s) - Acres:**

40.00  
40.39  
18.02

**Overlay District(s):****PIN**

1801822509062400001  
1801822509062100001  
1801822509062300001

**Legal (partial)**

SE-NW  
FRAC NE-NW EX HWY, EX THAT PRT LYG S OF CTH HH & NWLY OF CTH W  
THAT PRT OF FRAC SW-NW LYG E OF ELY R/W OF CTH W SEE U-346

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

Eric Knauf, 3028 Hartwood Dr, Eau Claire, WI 54703

RECEIVED

JAN 15 2025

COUNTY CLERK

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

**Department of Planning and Development**

Eau Claire County Courthouse  
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(715) 839-4741

**Office Use Only**

Application Accepted:	1/15/25
Accepted By:	mm
Application Number:	RZN-0001-25
Town Hearing Date:	2/10/25
Scheduled Hearing Date:	2/25/25

**REZONING APPLICATION**

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 98.4	

Property Owner Name: Tracy + Lei Guo	Phone# 715-514-2284
Mailing Address: 57650 S Davis Drive, Eau Claire, WI 54701	
Email Address: barton.wi@gmail.com	

Agent Name: Eric Knauf	Phone# 715-214-6508
Mailing Address: 3028 Hartwood Drive	
Email Address: amsurv@charter.net	

**SITE INFORMATION**

Site Address: 510565 County Road "W"			
Property Description: $\frac{NE}{SE}$ $\frac{NE}{SE}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec. 6, T 25 N, R 9 W, Town of Pleasant Valley			
Zoning District:	Code Section(s):		
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining		
Computer #(s): or PIN #(s):	018101506000	018101509000	018101508000

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature: 

Date: 1/10/25

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.



SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

☐ Describe the reason(s) for your rezoning request:

The landowner is requesting their property zoning to be changed from A1 to A2. The landowner would like to sell 20 acres in the NE-NE. The landowner also is considering selling additional property in the future, hence they are requesting rezoning all of their real estate holding at this site. Rezoning is required to create a 20 acre parcel.

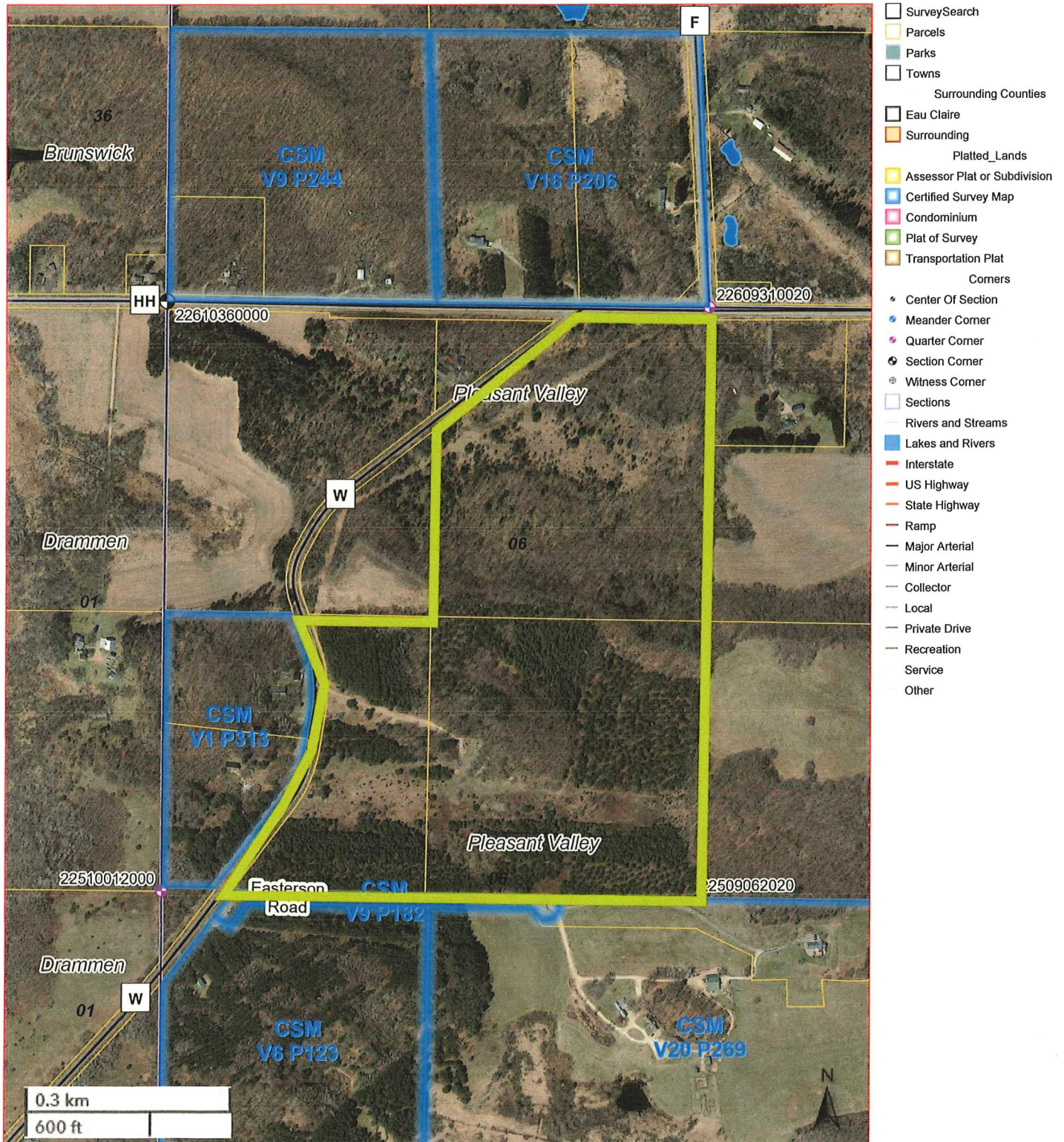
☐ When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

This site has not been in agricultural production for over 25 years. The soils on this site are sandy and classified as "Not prime farmland" by the USDA. This site is also not suited for fiber production as soils do not promote prime timber or cordwood production. A2 zoning classification would be an appropriate classification for this site. Access is controlled by E.C. Highway Dept. on County Roads "HH" and "W". This site is bordered by A2 lands on the north, south, and west. Existing patterns of developed lands, that being large lots, exist in the vicinity of this site. Rezoning this site will not limit current or future agricultural use in the area.



# Guo Area of Proposed Rezoing

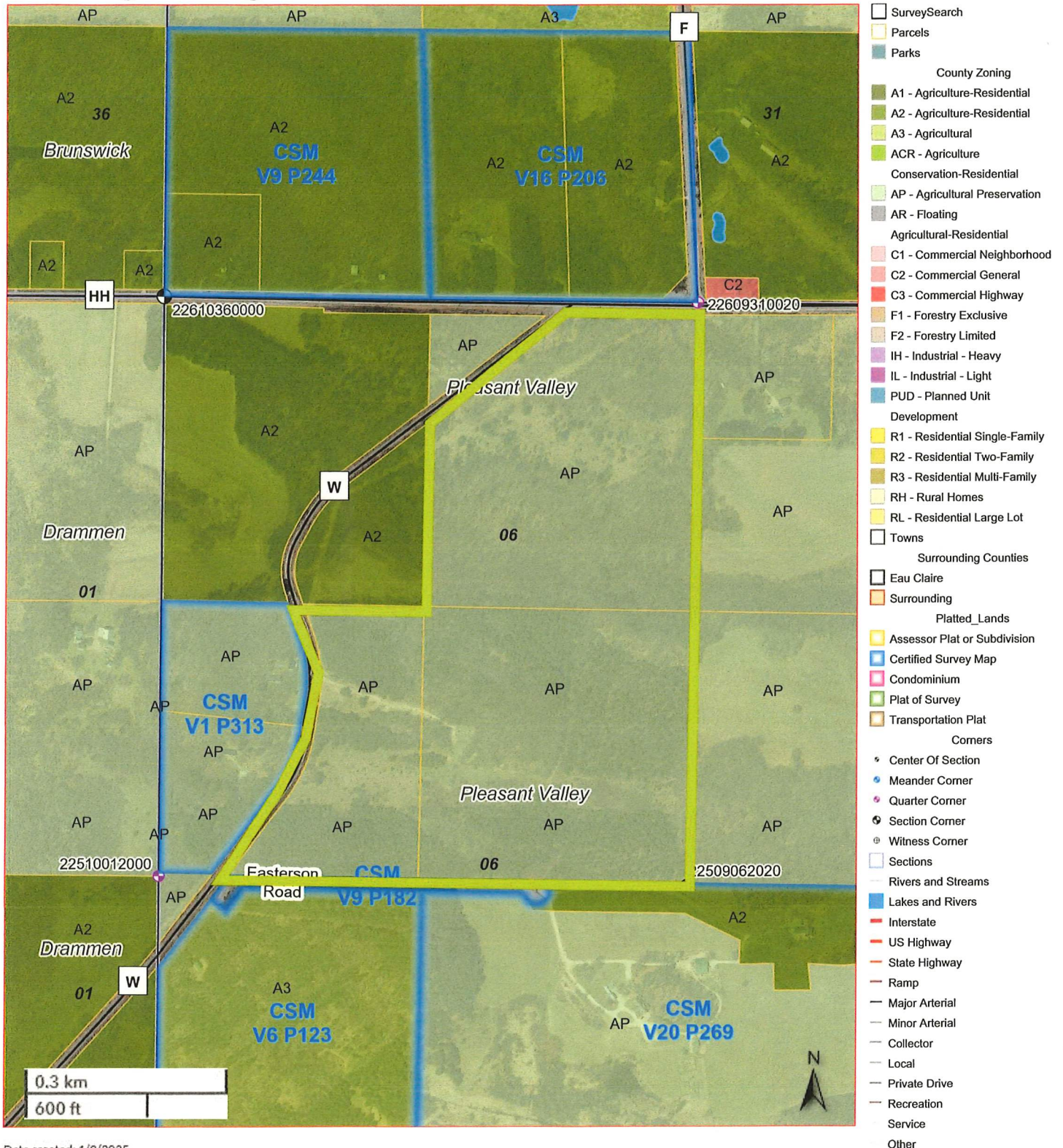
Created by: null





# Existing Zoning

Created by: null

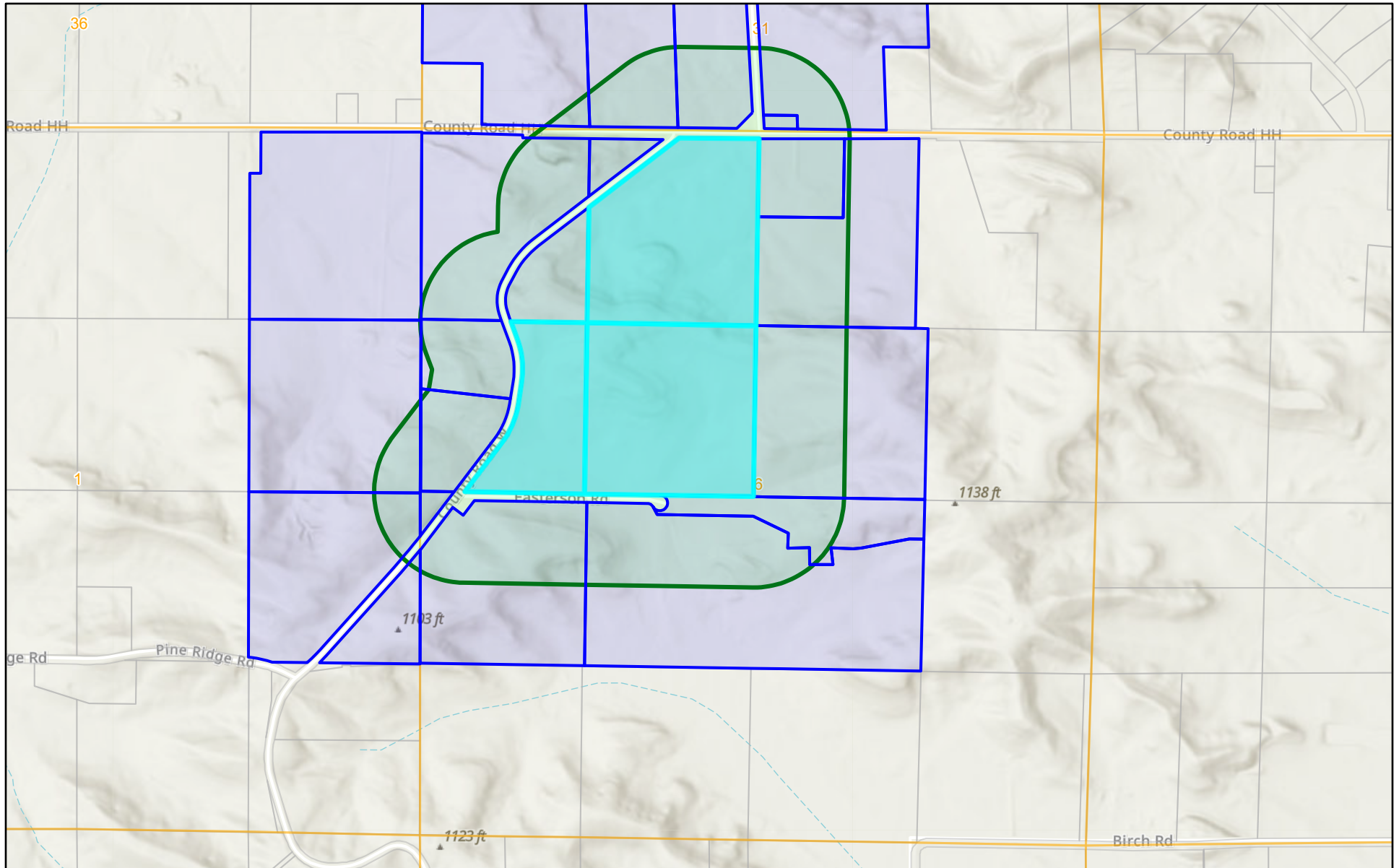


Description for Guo Proposed Area of Rezoning (AP to A2)




- That part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, lying southeasterly of County Road "W".
- That part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, lying easterly of County Road "W".
- The SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin.

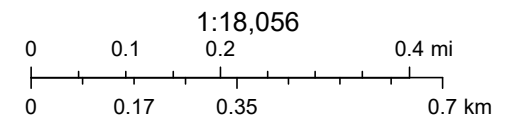


# Public Notification



1/16/2025, 9:09:58 AM

 County Boundary  Tax Parcel  
 Section



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Eau Claire County, WI

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FirstName LastName	Address	City State Zip
ROBERT R & JUANA E NEGUS	W 2333 COUNTY ROAD HH	ELEVA WI 54738-9417
PAUL JOHNSON	W2444 PINE RIDGE RD	ELEVA WI 54738-9287
AMY S STAHL	S10360 COUNTY ROAD W	ELEVA WI 54738-9244
GARY L & MARY E MATHIS	S 10510 COUNTY ROAD W	ELEVA WI 54738-9227
DONALD T & JANET H WESTPHAL	S 10660 COUNTY ROAD W	ELEVA WI 54738-9226
KURT SEEMAN TRUST	535 FAIRFAX ST	ALTOONA WI 54720-1057
HELGE VESTNES	W1741 EASTERSON RD	ELEVA WI 54738-9448
DAVID LEE & PEGGY L BITZER	W 1425 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
ANGELA HAZEN	W 1085 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
DEWAYNE C & JOYCE E HAZEN FAMILY TRUST	W1065 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
ELEANOR SPITZENBERGER	W 2080 COUNTY ROAD HH	EAU CLAIRE WI 54701-9638
DEBRA HEATH	S10180 COUNTY ROAD F	EAU CLAIRE WI 54701-9633
TRACY ZURN	251 4TH AVE	CLAYTON WI 54004-8925
TIMOTHY MCCAUGHEY	W 1710 COUNTY ROAD HH	EAU CLAIRE WI 54701-5228
RANDY J & MARY E CARLSON	S 10113 COUNTY ROAD F	EAU CLAIRE WI 54701-9635