



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

Application Accepted:	02/20/2026
Accepted By:	Matt Michels
Receipt Number:	083442
Town Hearing Date:	3/9/2026
Scheduled Hearing Date:	03/24/2026
Application No:	RZN-0006-26
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: WILLIAM SCHWAGEL

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

Telephone: 715-214-6508

Email: amsurv@charter.net

Site Address(es):

W 495 COUNTY ROAD HH

Property Description:

Sec 05 Twn 25 Rge 09

Town of Pleasant Valley

Zoning District(s):

AP - Agricultural Preservation Distr

Lot Area(s) - Acres:

44.53

Overlay District(s):

PIN

1801822509052200001

Legal (partial)

FRAC NW-NW (46.05 AC) EX THE N 240' OF THE E 150' THEREOF, ALSO EX COMG NE

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:

RECEIVED

FEB 20 2026

Eau Claire 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.



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Office Use Only

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Scheduled Hearing Date:	3/24/26

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: A-P	Proposed Zoning District(s): A-2
Acres to be rezoned: 5 acres	

Property Owner Name: Bill Schwagel	Owner Phone #: 715-461-1525
Owner Mailing Address: W495 Coutny Road HH, Eleva, WI 54738	
Owner Email Address:	

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

SITE INFORMATION

Site Address: W495 Coutny Road HH, Eleva, WI 54738

Property Description: NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 5, T 25 N, R 9 W, Town of Pleasant Valley

Zoning District: A-P Code Section(s):

Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining

Check Applicable

Computer #(s): or PIN #(s):	1801822509052200001		
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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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input checked="" type="checkbox"/> Provide \$700.00 application fee (non-refundable), (\$600.00 application processing fee and \$100.00 mapping surcharge fee). Send application to landuse@eauclairecounty.gov 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: William Schwagel Date 2-20-26

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 applicant is requesting to rezone a portion of their existing parcel to create a 5 acre parcel to sell to a family friend.

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.

The proposed rezoning change to A-2 is appropriate for the applicant parcel. The land is mostly wooded, contains steep slopes, and areas of wetlands. The buildable ground has been planted to scattered pine trees. This area has not been farmed for more than 10 years. Many parcels within the vicinity of the applicant parcel are zoned A-2. Future land use would be consistent with the current land use within the existing neighborhood.

Legal Description of Parcel To Be Rezoned (William Schwagel)

Beginning at a point on the west line of the NW¼ of the NW¼ of Section 5, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, at its intersection with the south line of County Road HH; Thence continuing south on the west line of said NW¼ of the NW¼, a distance of 356 feet; Thence easterly parallel with the south line of County Road HH, a distance of 613 feet; Thence northerly parallel with the west line of said NW¼ of the NW¼, a distance of 356 feet to the south line of County Road HH, thence westerly along the south line of County Road HH, a distance of 613 feet to the point of beginning. Said described parcel being 5 acres.

Area of Proposed Zoning Change

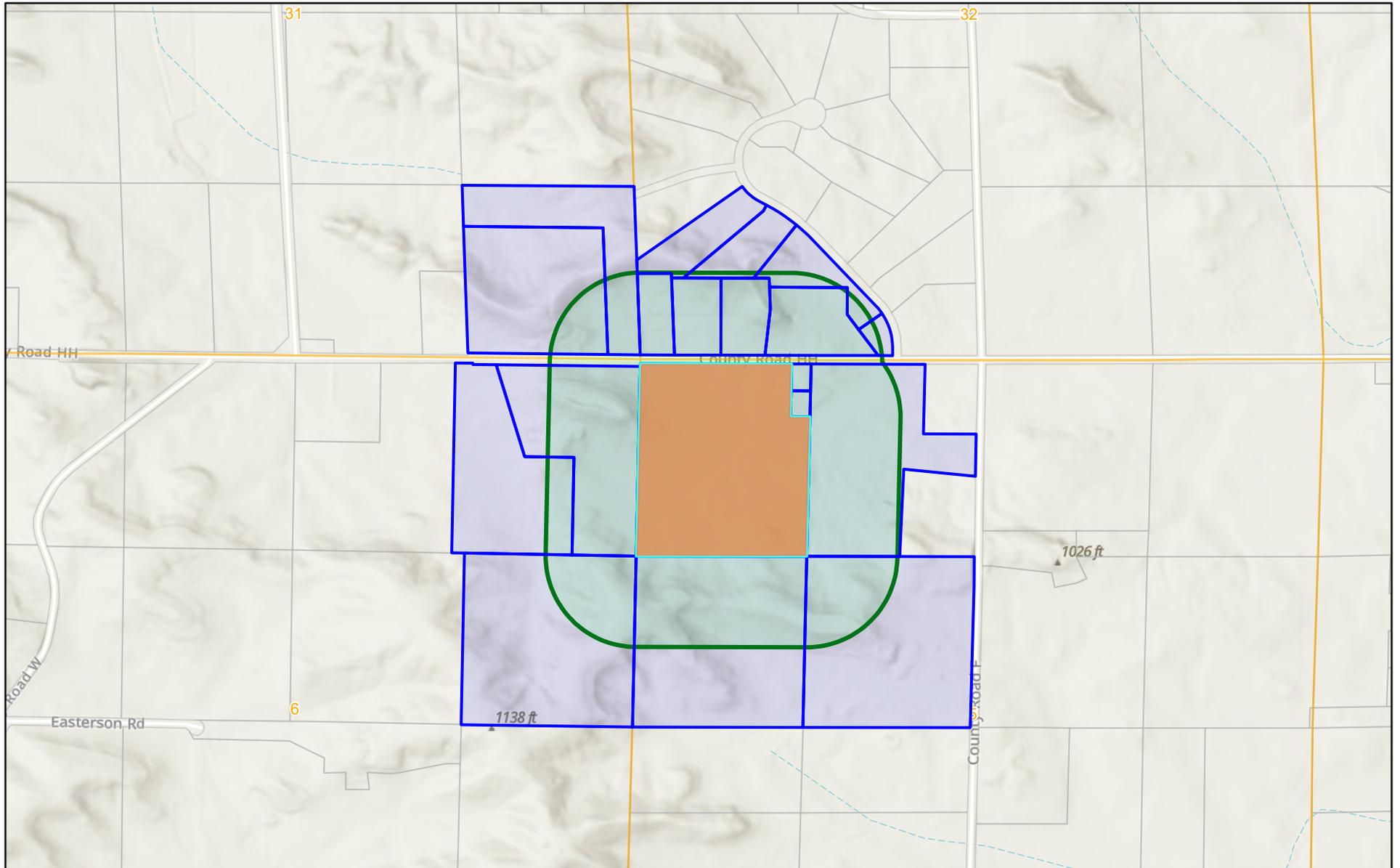
Bill Schwagel



Created by: null

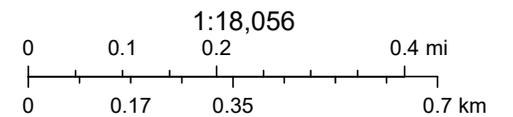
- Survey/Search
- PLSS Corners
 - Center Of Section
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Witness Corner
- Parcels
- County Zoning
 - A1 - Agriculture-Residential
 - A2 - Agriculture-Residential
 - A3 - Agricultural
 - ACR - Agriculture
 - Conservation-Residential
 - AP - Agricultural Preservation
 - AR - Floating
 - Agricultural-Residential
 - C1 - Commercial Neighborhood
 - C2 - Commercial General
 - C3 - Commercial Highway
 - F1 - Forestry Exclusive
 - F2 - Forestry Limited
 - IH - Industrial - Heavy
 - IL - Industrial - Light
 - PUD - Planned Unit Development
 - R1 - Residential Single-Family
 - R2 - Residential Two-Family
 - R3 - Residential Multi-Family
 - RH - Rural Homes
 - RL - Residential Large Lot
- Corners
 - Center Of Section
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Witness Corner
- Sections
 - Interstate
 - US Highway
 - State Highway
 - Ramp
 - Major Arterial
 - Minor Arterial
 - Collector
 - Local
 - Private Drive

Public Notification



2/20/2026, 11:39:53 AM

-  County Boundary
-  Tax Parcel
-  Section



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Eau Claire County, WI

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PIN	FirstName LastName	Address	City State Zip
1801822509061100000	ANGELA HAZEN	W1085 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
1801822509061100000	DEWAYNE C & JOYCE E HAZEN FAM TRUST	W1065 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
1801822609314400000	KURT P & CHERYL L GOERGEN REV TRUST	W915 CEDAR RD	EAU CLAIRE WI 54701-9674
1801822609314400000	JARED CARLSON	W930 COUNTY ROAD HH	EAU CLAIRE WI 54701-9636
1801822609323300000	FRANKLIN & LYNETTE NEIBAUER REV TRUST	E2600 KRISTY RD	EAU CLAIRE WI 54701-9650
1801822609323300000	RANDY ECKWRIGHT	W800 COUNTY ROAD HH	EAU CLAIRE WI 54701-9636
1801822609323300000	DUSTIN ANDERSON	1466 AVONLEA LN	FALL CREEK WI 54742-4227
1801822609323300000	DALE RODMAN	W440 COUNTY ROAD HH	ELEVA WI 54738-9019
1801822609323400000	CHRISTOPHER TOK	273 MONTE CARLO DR	EAU CLAIRE WI 54703-6251
1801822509052100000	JOHNATHAN SMITH	S10400 COUNTY ROAD F	ELEVA WI 54738-9013
1801822509052300000	PAUL NELSON	S10600 COUNTRY ROAD F	ELEVA WI 54738-6000
1801822609323100000	ZACHARY PECHA	2602 FRANK ST	EAU CLAIRE WI 54703-2593
1801822609323100000	MICHAEL NORQUIST	6242 ASPEN MEADOW CT	EAU CLAIRE WI 54703-3967
1801822609323200000	MICHAEL LESINSKI	2638 33RD AVE	EAU CLAIRE WI 54703-3565
1801822609323200000	JEFFREY MILLER	4823 CLUB HOUSE LN	EAU CLAIRE WI 54703-5081
1801822609323300000	LUCAS PRAZNIK	1348 ARMSTRONG PL	EAU CLAIRE WI 54701-7318
1801822609323300000	BARRY VAUGHAN	1033 BLAZING STAR BLVD	ALTOONA WI 54720-2885
1801822609323100000	TYLER HUIRAS	4317 COMMERCE VALLEY RD	EAU CLAIRE WI 54701-3007
1801822609323200000	VINCENT HALL	S8519 THRUSH DR	EAU CLAIRE WI 54701-8458
1801822609323200000	RYAN ERDMAN	S9918 BLACKSTONE TRL	ELEVA WI 54738-9404
1801822609323200000	MARIA OBANDO	217 MONTE CARLO DR	EAU CLAIRE WI 54703-6251
1801822609323100000	BRADLY TORKELSON	12004 90TH AVENUE CT E	PUYALLUP WA 98373-4053
1801822609323400000	BRIAN BINCZAK	1815 SUSAN DR	EAU CLAIRE WI 54701-9331
1801822609323400000	HIGHCLERE PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138