



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:	83442
Town Hearing Date:	3/9/2026
Scheduled Hearing Date:	03/24/2026
Application No:	RZN-0005-26
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: DENNIS FRANSON

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

Telephone: 715-214-6508

Email: amsurv@charter.net

Site Address(es):

E 2779 SEVERSON RD

Property Description:

Sec 34 Twn 25 Rge 09

Town of Pleasant Valley

Zoning District(s):

Lot Area(s) - Acres:

5.30

Overlay District(s):

PIN

1801822509343100003

Legal (partial)

NE-SW EX THAT PRT LYG N OF SEVERSON RD

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.



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

Office Use Only

Application Accepted:	2/26/2026
Accepted By:	mm
Application Number:	RZN-0005-26
Town Hearing Date:	3/9/26
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-CR
Acres to be rezoned: 2.8	

Property Owner Name: Dennis and Anita Franson	Owner Phone #: 715-797-4950
Owner Mailing Address: E 2905 Severson Road, 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: E 2905 Severson Road, Eleva, WI 54738

Property Description: NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 34, T 25 N, R 9 W, Town of Pleasant Valley

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

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

Computer #(s): or PIN #(s):	1801822509343100003		
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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: *Dennis & Anita Franson* Date 2-16-26

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.

REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
 - Describe the reason for the request
 - 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
 - Explain and justify why this particular property is under consideration for rezoning
 - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
 - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
 - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

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 parcel where they can build a new home. The applicant is seeking to deed their remaining land to their son.

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 location of the proposed area of rezoning is located in an area which contains a portion of an agricultural field, woods, and open areas. The proposed area is approximately 2.8 acres. The soils within the proposed area have been identified as to contain soils with a Capabilities Classification of 4E (not prime farmland). The proposed zoning change would be consistent with uses outlined within the A-CR code.

Legal Description of Parcel To Be Rezoned (Dennis and Anita Franson)

The northerly 2.8 acres of that part of the the NE¼ of the SW¼ of Section 34, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin lying southerly of the centerline of Severson Road.

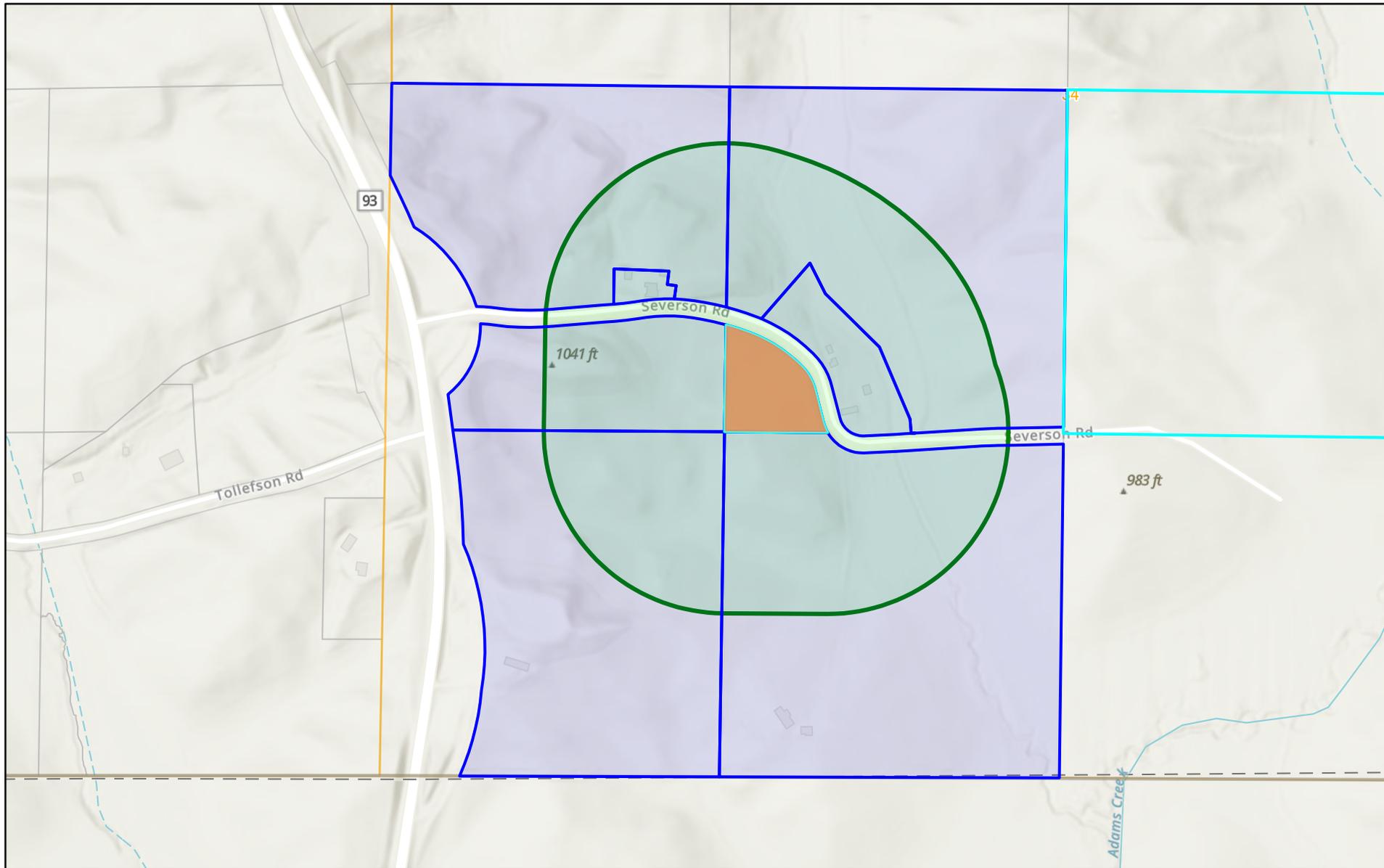
Area of Proposed Zoning Change

Dennis & Anita Franson

Created by: null

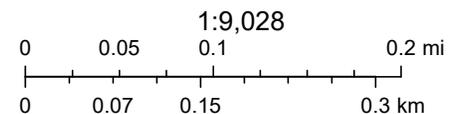


Public Notification



2/20/2026, 11:18:31 AM

-  County Boundary
-  Tax Parcel
-  Section



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Eau Claire County, WI

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Property Owners	Address	City State Zip
MARK A & DAWN M THIEDE REV TRUST	E2960 SEVERSON RD	ELEVA WI 54738-9072
MARY ADAMS	110 SOUTH RD	MARATHON WI 54448-9731
SIGURD BRIAN	E2780 SEVERSON RD	ELEVA WI 54738-9064
DENNIS FRANSON	E2905 SEVERSON RD	ELEVA WI 54738-9072
LORRI ENGEN	E2620 SEVERSON RD	ELEVA WI 54738-9064
PAUL ADAMS	S15955 STATE ROAD 93	ELEVA WI 54738-9030