



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

Application Accepted:	11/17/2025
Accepted By:	Matt Michels
Receipt Number:	082670
Town Hearing Date:	12/08/2025
Scheduled Hearing Date:	12/09/2025
Application No:	RZN-0018-25
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: SCOTT KUNFERMAN

Applicant: Scotta & Debora Kunferman, S14345 State Rd 93, Eleva WI 54738

Telephone: 715-456-3464

Email: dkunferman@gmail.com

Site Address(es):

S 14345 STATE ROAD 93

Property Description:

Sec 26 Twn 25 Rge 09

Town of Pleasant Valley

Zoning District(s):

AP - Agricultural Preservation Distr

Lot Area(s) - Acres:

40.00

Overlay District(s):

PIN

1801822509262300001

Legal (partial)

SW-NW

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

NOV 17 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.



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(715) 839-4741

Office Use Only

Application Accepted:

Accepted By:

Application Number:

Town Hearing Date:

Scheduled Hearing Date:

11/17/25
mm
R2N0018-25
12/8/25 ?
12/9/25

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 agriculture

Proposed Zoning District(s): A2

Acres to be rezoned: North 300' of the property description below

8.9 +/-

Property Owner Name: Scott and Debora Kunferman

Phone# 715-456-3464

Mailing Address: S14345 State Road 93, Eleva WI 54738

Email Address: dkunferman@gmail.com and kunferman82@gmail.com

Agent Name: not applicable

Phone#

Mailing Address:

Email Address:

SITE INFORMATION

Site Address: S14345 State Road 93, Eleva WI 54738

Property Description: SW ¼ NW ¼ Sec. 26, T 25 N, R 9 W, Town of Pleasant Valley

Zoning District: AP

Code Section(s):

Overlay District:

Check Applicable

☐ Shoreland

☐ Floodplain

☐ Airport

☐ Wellhead Protection

☐ Non-Metallic Mining

Computer #(s):

or 018106309000

PIN #(s):

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.

☒ Complete attached information sheet

☒ Confirmed with the Town their submittal deadline and process.

☒ Provide legal description of property to be rezoned

☒ Provide \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 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:

Scott & Debora Kunferman

Date

11-13-2025

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:

We want to gift land to our Son, Cole Kunferman, to build a house on our farm.

☐ 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.

Planning on gifting our son the frontage land to highway 93,
including the land on the north side of the existing driveway.
We would share the current driveway. Access to
another driveway will not be necessary for access to
State Road 93.

☒ Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

1. With the exception of the 1 acre yard surrounding our Son's further home, the remainder of the gifted land would be used for agriculture purposes.
2. On the northeast end of the gifted property, the current ash trees are dead and will be removed and the land will be put into farm land use.
3. We contacted and spoke to Jill Proud, Department of Transportation - Eau Claire Field Office, she recommended changing the existing driveway from single access to dual access.

Eau Claire County, WI

Summary

Parcel Number 1801822509262300001
Alternate No 018106309000
Property Address S 14345 STATE ROAD 93
ELEVA, WI 54738
Legal Description SW-NW
Sec-Twp-Rng S26-T25N-R9W
Acres 40
School District ELEVA-STRUM SCHOOL DISTRICT
Tax District 018 - TOWN OF PLEASANT VALLEY

[View Map](#)

Owners

Mailing Address
SCOTT KUNFERMAN
S 14345 STATE ROAD 93
ELEVA, WI 54738
Owner
SCOTT J KUNFERMAN

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$42,700.00	\$41,900.00	\$41,800.00	\$41,900.00	\$25,900.00
Building Value	\$527,500.00	\$527,500.00	\$527,500.00	\$527,500.00	\$395,000.00
Total Value	\$570,200.00	\$569,400.00	\$569,300.00	\$569,400.00	\$420,900.00
Estimated Fair Market Value	\$742,200.00	\$713,100.00	\$625,300.00	\$557,300.00	\$521,500.00

Tax History

Tax Year	2024	2023	2022	2021	2020
Gross Property Tax	\$8,270.09	\$8,985.29	\$9,059.57	\$8,788.85	\$8,470.00
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	(\$62.40)	(\$70.14)	(\$75.32)	(\$76.91)	(\$73.81)
Lottery Credit	(\$200.93)	(\$261.08)	(\$247.22)	(\$272.77)	(\$180.89)
Net Property Tax	\$8,006.76	\$8,654.07	\$8,737.03	\$8,439.17	\$8,215.30
Other Fees	\$27.00	\$27.00	\$27.00	\$27.00	\$22.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$8,033.76	\$8,681.07	\$8,764.03	\$8,466.17	\$8,237.30

No data available for the following modules: Sales.

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 11/17/2025, 2:49:57 AM

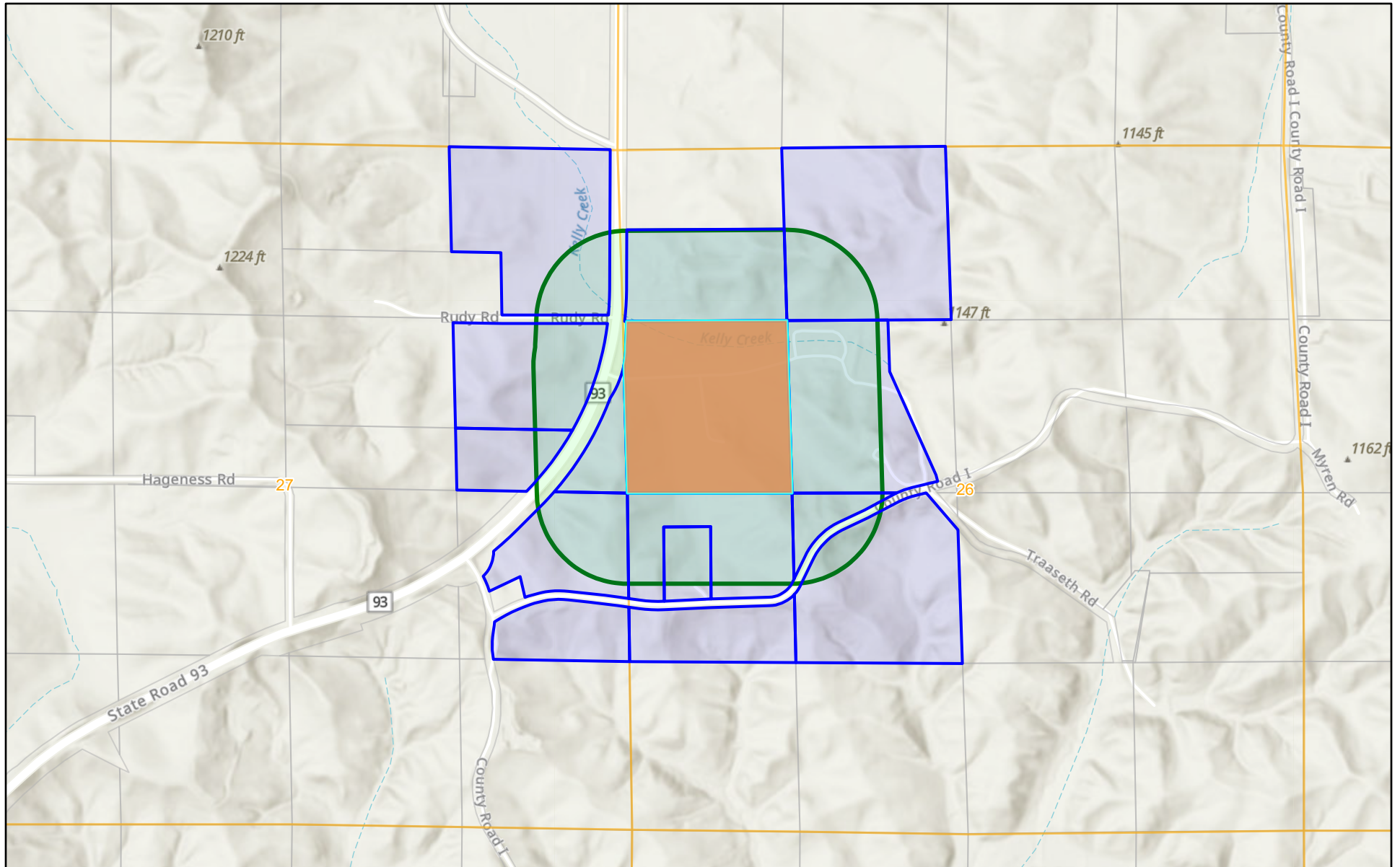
Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Kunferman Legal Description

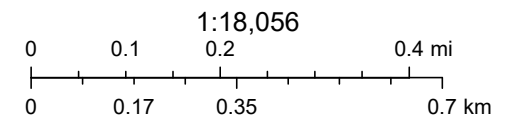
The north 300' of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 26, T25N, R9W, Town of Pleasant Valley, Eau
Claire County, Wisconsin

Public Notification



11/17/2025, 2:08:10 PM

 County Boundary  Tax Parcel
 Section



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PIN	FirstName LastName	Address	City State Zip
1801822509262400000	ROGER W & RENEE C NATH TRUST	E4530 COUNTY ROAD I	ELEVA WI 54738-9214
1801822509262300000	SCOTT KUNFERMAN	S14345 STATE ROAD 93	ELEVA WI 54738-9145
1801822509262200000	DOUGLAS KNUTH	S14161 STATE ROAD 93	ELEVA WI 54738-4107
1801822509263100000	KYLE REITER	E4250 COUNTY ROAD I	ELEVA WI 54738-9159
1801822509263100000	LELAND CHRISTENSON II	S15535 COUNTY ROAD I	ELEVA WI 54738-9113
1801822509263200000	DEAN KARLSTAD	E3950 COUNTY ROAD I	ELEVA WI 54738-9433
1801822509271100000	DWHS PROPERTIES LLC	S11511 COUNTY ROAD F	ELEVA WI 54738-5005
1801822509271400000	ROBERT T ADAMS	3040 MEWHORTER RD	EAU CLAIRE WI 54701-9403
1801822509271400000	TIMOTHY ISCHE	4146 LASSEK CT	EAU CLAIRE WI 54703
1801822509274100000	SHIRLEY MYREN	E3585 COUNTY ROAD I	ELEVA WI 54738-9160