



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

Rezoning Petition

Application Accepted:	01/15/2026
Accepted By:	Matt Michels
Receipt Number:	083097
Town Hearing Date:	2/9/26
Scheduled Hearing Date:	02/24/2026
Application No:	RZN-0001-26
Application Status:	Applied

Owner/Applicant Name(s):

Owner: PAUL NELSON

Applicant: Paul & Holly Nelson, S10600 County Rd F, ELEVA, WI 54738

Telephone: 715-577-7680

EMail: pnelson000@centurytel.net

Site Address(es):

S 10600 COUNTY ROAD F

Property Description:

Sec 05 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
180182250905240001 **Legal (partial)**
SE-NW ENTERED 11 AC INTO MFL-CLOSED FOR 25 YRS BEG 2004 PER 1723/215, TRA

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
JAN 15 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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(715) 839-4741

Office Use Only

Application Accepted:	1/15/26
Accepted By:	MNM
Application Number:	R2N-0001-26
Town Hearing Date:	2/9/26
Scheduled Hearing Date:	2/24/26

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: Approx 3

Property Owner Name: Paul And Holly Nelson. Owner Phone #: 715-577-7680
Owner Mailing Address: 510600 County Rd F
Owner Email Address: PNelson 000@centurytel.net

Agent Name: Agent Phone #:
Agent Mailing Address:
Agent Email Address:

SITE INFORMATION

Site Address: 510600 Co. Rd F
Property Description: SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 5, T 25 N, R 9 W, Town of Pleasant Valley
Zoning District: Code Section(s):
Overlay District: Check Applicable Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
Computer #(s): 018101301000
or
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.

<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 \$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: Paul Nelson

Date 1-15-26

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:

Would like to build a house for my son. on Aboit 3 Acre.

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.

A-C-R is the best way to fit my needs.

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.

the part of the field is low producing shale and
not very good farm land.

Eau Claire County, WI

Summary

Parcel 1801822509052400001
Number
Alternate No 018101301000
Property S 10600 COUNTY ROAD F
Address ELEVA, WI 54738
Legal SE-NW ENTERED 11 AC INTO MFL-CLOSED FOR 25 YRS BEG 2004
Description PER 1723/215, TRANSFERRED PER 1274457
Sec-Twp-Rng S5-T25N-R9W
Acres 40
School EAU CLAIRE AREA SCHOOL DISTRICT
District
Tax District 018 - TOWN OF PLEASANT VALLEY

[View Map](#)

Owners

Mailing Address	Owner	Owner
<u>PAUL NELSON</u>	<u>PAUL C NELSON</u>	<u>HOLLY S NELSON</u>
HOLLY NELSON		
S10600 COUNTRY ROAD F		
ELEVA, WI 54738		

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$80,000.00	\$79,400.00	\$79,400.00	\$79,400.00	\$41,500.00
Building Value	\$397,700.00	\$397,700.00	\$397,700.00	\$397,700.00	\$247,900.00
Total Value	\$477,700.00	\$477,100.00	\$477,100.00	\$477,100.00	\$289,400.00
Estimated Fair Market Value	\$567,500.00	\$545,300.00	\$478,100.00	\$426,200.00	\$350,000.00

Tax History

Tax Year	2024	2023	2022	2021	2020
Gross Property Tax	\$6,405.64	\$6,040.15	\$5,687.30	\$5,479.78	\$4,505.25
Managed Forest Tax	\$18.48	\$18.48	\$19.25	\$19.25	\$19.25
First Dollar Credit	(\$63.98)	(\$56.89)	(\$53.78)	(\$52.64)	(\$52.85)
Lottery Credit	(\$206.00)	(\$211.76)	(\$176.51)	(\$186.69)	(\$129.51)
Net Property Tax	\$6,154.14	\$5,789.98	\$5,476.26	\$5,259.70	\$4,342.14
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	\$6,181.14	\$5,816.98	\$5,503.26	\$5,286.70	\$4,364.14

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.

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Last Data Upload: 1/15/2026, 2:53:57 AM

[Contact Us](#)

Developed by



Nelson Rezoning Legal Description

Computer #018101301000

The North 360 feet of the East 360 feet of the SE $\frac{1}{4}$ NW 1/4, Section 5, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin

Containing 2.98 acres +/-

RZN Doolittle
Nelson

EAU CLAIRE COUNTY
PLANNING AND DEVELOPMENT
721 OXFORD AVE
EAU CLAIRE WI. 54701
DATE 01/15/2026 THU TIME 12:35

RZN	\$600.00
MAPPING FEE	\$100.00
TOTAL	\$700.00
CHECK	\$700.00
MATT M	083097 00000