

MINUTES OF THE TOWN OF UNION PLAN COMMISSION MEETING

January 8, 2026

Call to Order:

Nathan Peleschak called the meeting to order at 6:37pm.

Roll Call:

Members Present: Jennifer Meyer, Nathan Peleschak, Sarah Peleschak, Rusty Naylor, Shelli Naylor, Danny Xiong

Members Absent: Ruth Burr

Conditional Use Permit Application:

Proposed Conditional Use Permit: CUP-0011-25 to allow one additional special event annually. The event will occur during the month of August consisting of live music and camping.

1. Tony and Megan Bischel shared with the commission that this event will be similar to the music event that took place last year in August. This is their second year holding the event. They would like it to be a yearly recurring event in the future, and for now, are applying for a conditional use permit for this year.
2. The commission reviewed safety/weather precautions and plans put in place for the event, inquired about any issues that came up last year, and learned details for the music event.
 - a. There aren't any major changes necessary from last year to this year's event. Campers and attendees will arrive as early as Thursday and leave Sunday with performances on the weekend scheduled from 5pm-12am. An estimated 2,000-6,000 people in attendance is expected. Bands and attendees come from all over the US, including New York.
 - b. The sheriff helps with the planning for emergencies and weather; if severe weather, the sheriff will help with updates and any necessary changes or delays.
3. Jennifer Meyer first motioned for the Conditional Use Permit to be approved by the Comp Plan. Danny Xiong seconded the motion.
4. 6/6 members in attendance were in favor of the motion to be approved by the Comp Plan (ayes) and move forward to the Town Board to vote on. 0/6 nays.

Preparation for Future Land Use Amendment Form and Procedures:

The Plan Commission reviewed our current Future Land Use Amendment Form. Accessed WI State Statutes 66.1001 to identify the 9 contents/elements of a comprehensive plan. When amending the future land use map of the town, these elements should each be considered.

Explore Resources and Tools Available Online for Town Plan Commissions:

The Plan Commission explored other resources online to better understand the duties and specific roles as members of the Plan Commission and helpful tips/guidance, as well as Beacon mapping and tools. Sarah Peleschak will send out an email with all of the online resources explored today, as well as other additional resources, to all Plan Commission members.

Proposed Future Agenda Items:

Next Plan Commission scheduled meeting: **February 5 at 6:30pm.**

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Updates/Announcements:

None.

Adjourn:

Adjournment of meeting: 7:25 pm.